

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		BEDFORD RD, LINCOLN

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1: LINCOLN LAND CONSERVATION TR					
Owner 2:					
Owner 3:					
Street 1: PO BOX 10					
Street 2:					
Twn/City: LINCOLN					
St/Prov: MA		Cntry:		Own Occ: N	
Postal: 01773				Type:	

PREVIOUS OWNER

Owner 1:	GRADDIS RICHARD D -		
Owner 2:	-		
Street 1:	8794 LOOKOUT MT RD		
Twn/City:	LOS ANGELES		
St/Prov:	CA	Cntry	
Postal:	90046		

NARRATIVE DESCRIPTION

This Parcel contains 3.4 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		80000		SQUARE FE	UNDEV	0.2	0	9.98	0.20	R3									159,680						159,700	Access
905	CHARITY		0.313		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									2,191						2,200	Access
905	CHARITY		1.25		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									8,750						8,800	Wetland
Total AC/HA:	3.39955			Total SF/SM:	148084		Parcel LUC:	905	CHARITY		Prime NB Desc	RES CAT 3								Total:	170,621		Spl Credit			Total:	170,700

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
905	3.400			170,700	170,700		GIS Ref
							GIS Ref
							GIS Ref
Total Card	3.400			170,700	170,700	Entered Lot Size	
Total Parcel	3.400			170,700	170,700	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV		0	3.4	166,000	166,000		Year End Roll	12/2/2024
2024	905	FV		0	3.4	161,400	161,400		Year end	11/9/2023
2023	905	FV		0	3.4	149,400	149,400	149,400	Year end	11/3/2022
2022	905	FV		0	3.4	136,000	136,000	136,000	Year End Roll	10/19/2021
2021	905	FV		0	3.4	121,400	121,400	121,400	Year End Roll	10/15/2020
2020	905	FV		0	3.4	121,400	121,400	121,400	Year End Roll	9/26/2019
2019	905	FV		0	3.4	117,900	117,900	117,900	Create Final va	6/4/2019
2018	905	FV		0	3.4	117,900	117,900	117,900	Year End Roll	9/28/2017

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	28 8 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!1066!

PRINT

Date	Time
09/26/25	15:45:00

LAST REV

Date	Time
04/29/13	14:31:50

brennanp

1066

