



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

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: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ALLEN TR - SUSAN
Owner 2:	BASSETT TR - KENNETH
Street 1:	PO BOX 10
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.71 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		2.98		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									104,300						104,300	Unbuildable
905	CHARITY		0.73		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									5,110						5,100	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	3.710			109,400	109,400
Total Card		3.710		109,400	109,400
Total Parcel		3.710		109,400	109,400
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

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	3.71	109,400	109,400		Year End Roll	12/2/2024
2024	905	FV		0	3.71	93,800	93,800		Year end	11/9/2023
2023	905	FV		0	3.71	93,800	93,800	93,800	Year end	11/3/2022
2022	905	FV		0	3.71	93,800	93,800	93,800	Year End Roll	10/19/2021
2021	905	FV		0	3.71	93,800	93,800	93,800	Year End Roll	10/15/2020
2020	905	FV		0	3.71	93,800	93,800	93,800	Year End Roll	9/26/2019
2019	905	FV		0	3.71	93,800	93,800	93,800	Create Final va	6/4/2019
2018	905	FV		0	3.71	93,800	93,800	93,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLEN TR,SUSAN	70308-194		11/29/2017	INVOLV CHARI		1	No	No	
ALLEN TR,SUSAN	1500-80		11/15/2016	MULTI-PARCEL	400,000		No	No	
	8835-449		10/19/1956				No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

