

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		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:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 11.1 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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 FEET	UNDEV.	0.2	0	9.98	0.20	R3									159,680						159,700	Access
905	CHARITY		9.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									324,205						324,200	
Total AC/HA:	11.09955			Total SF/SM:	483496	Parcel LUC:	905		CHARITY			Prime NB Desc	RES CAT 3							Total:	483,885		Spl Credit			Total:	483,900

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
905	11.100			483,900	483,900		0
							GIS Ref
							GIS Ref
Total Card	11.100			483,900	483,900	Entered Lot Size	
Total Parcel	11.100			483,900	483,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	Insp Date

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	11.1	479,200	479,200		Year End Roll	12/2/2024	PRINT	
2024	905	FV		0	11.1	429,900	429,900		Year end	11/9/2023		Date
2023	905	FV		0	11.1	417,900	417,900	417,900	Year end	11/3/2022	09/26/25	16:01:00
2022	905	FV		0	11.1	404,500	404,500	404,500	Year End Roll	10/19/2021	LAST REV	
2021	905	FV		0	11.1	389,900	389,900	389,900	Year End Roll	10/15/2020		
2020	905	FV		0	11.1	389,900	389,900	389,900	Year End Roll	9/26/2019	04/29/13	14:31:50
2019	905	FV		0	11.1	386,400	386,400	386,400	Create Final va	6/4/2019	brennann	
2018	905	FV		0	11.1	386,400	386,400	386,400	Year End Roll	9/28/2017		

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	36 12 4
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:	

PRINT

Date	Time
09/26/25	16:01:03

LAST REV

Date	Time
04/29/13	14:31:5

brennanp

1214

