

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASSACHUSETTS PORT AUTHORITY
Owner 2:	C/O BARBARA PATZNER
Owner 3:	
Street 1:	CIVIL TERMINAL BLDG
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.11 ACRES of land mainly classified as MA RE OTHER

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
919	MA RE OTH		48352		SQUARE FE	PRIME SITE		0	9.98	1.46	R3									703,644						703,600	

Total AC/HA:	1.11001	Total SF/SM:	48352	Parcel LUC:	919 MA RE OTHER	Prime NB Desc	RES CAT 3	Total:	703,644	SpI Credit		Total:	703,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
919	1.110			703,600	703,600
Total Card	1.110			703,600	703,600
Total Parcel	1.110			703,600	703,600
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	919	FV		0	1.11	683,200	683,200		Year End Roll	12/2/2024
2024	919	FV		0	1.11	669,800	669,800		Year end	11/9/2023
2023	919	FV		0	1.11	616,900	616,900	616,900	Year end	11/3/2022
2022	919	FV		0	1.11	557,700	557,700	557,700	Year End Roll	10/19/2021
2021	919	FV		0	1.11	493,500	493,500	493,500	Year End Roll	10/15/2020
2020	919	FV		0	1.11	493,500	493,500	493,500	Year End Roll	9/26/2019
2019	919	FV		0	1.11	478,000	478,000	478,000	Create Final va	6/4/2019
2018	919	FV		0	1.11	478,000	478,000	478,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

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

Total:	703,644	SpI Credit		Total:	703,600
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	4 11 2
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:	

!1253!

PRINT

Date	Time
09/26/25	16:05:01

LAST REV

Date	Time
11/29/06	11:03:38

brennanp
1253

