	Total Card /	Total Parcel
APPRAISED:	751,900 /	751,900
USE VALUE:	751,900 /	751,900
ASSESSED:	751,900 /	751,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

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: N
Postal:	01730		Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.48 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	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
919	1.480			751,900	751,900
Total Card	1.480			751,900	751,900
Total Parcel	1.480			751,900	751,900

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

PREVIOUS ASSESSMENT

Parcel ID: 104 2 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	919	FV		0	1.48	730,100	730,100		Year End Roll	12/2/2024
2024	919	FV		0	1.48	715,700	715,700		Year end	11/9/2023
2023	919	FV		0	1.48	659,200	659,200	659,200	Year end	11/3/2022
2022	919	FV		0	1.48	595,900	595,900	595,900	Year End Roll	10/19/2021
2021	919	FV		0	1.48	527,400	527,400	527,400	Year End Roll	10/15/2020
2020	919	FV		0	1.48	527,400	527,400	527,400	Year End Roll	9/26/2019
2019	919	FV		0	1.48	510,800	510,800	510,800	Create Final va	6/4/2019
2018	919	FV		0	1.48	510,800	510,800	510,800	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLD BEDFORD RD	19292-71		8/25/1988		410,000	No	No		

PAT ACCT. 1256

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2010	4522	DEMOLITI		C				demo existing stru

ACTIVITY INFORMATION

Date	Result	By	Name

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	

!1256!

USER DEFINED

Prior Id # 1:	4 5 0
Prior Id # 2:	
Prior Id # 3:	

PRINT

Date	Time
09/26/25	16:05:18

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

LAST REV

Date	Time
12/02/24	10:46:13

apro

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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
919	MA RE OTHE		64470		SQUARE FE	PRIME SITE		0	9.98	1.17	R3									751,902						751,900	

Total AC/HA:	1.48003	Total SF/SM:	64470	Parcel LUC:	919	MA RE OTHER	Prime NB Desc	RES CAT 3	Total:	751,902	Spl Credit		Total:	751,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - Lincoln   meadorse

2026

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact: .	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

| 1st Res Grid | Desc: | | | | | | | | | | # Units | |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:			Baths:			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 0.00000
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
	Net Sketched Area:		Total:	
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |

SPEC FEATURES/YARD ITEMS

PARCEL ID 104 2 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

| More: N | | Total Yard Items: | | Total Special Featues: | | Total: | |