

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 780,600 /
USE VALUE: 780,600 /
ASSESSed: 780,600 /

Total Card / Total Parcel
780,600 / 780,600
780,600 / 780,600
780,600 / 780,600

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 72 | | 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: N |
| Postal: | 01730 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.7 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 |

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 | | 74052 | | SQUARE FE | PRIME SITE | | 0 | 9.98 | 1.06 | R3 | | | | | | | | | 780,595 | | | | | | 780,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|--------------|
| 919 | 1.700 | | | 780,600 | 780,600 |
| Total Card | 1.700 | | | 780,600 | 780,600 |
| Total Parcel | 1.700 | | | 780,600 | 780,600 |
| 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 | 1.7 | 757,900 | 757,900 | | Year End Roll | 12/2/2024 |
| 2024 | 919 | FV | | 0 | 1.7 | 743,100 | 743,100 | | Year end | 11/9/2023 |
| 2023 | 919 | FV | | 0 | 1.7 | 684,400 | 684,400 | 684,400 | Year end | 11/3/2022 |
| 2022 | 919 | FV | | 0 | 1.7 | 618,700 | 618,700 | 618,700 | Year End Roll | 10/19/2021 |
| 2021 | 919 | FV | | 0 | 1.7 | 547,500 | 547,500 | 547,500 | Year End Roll | 10/15/2020 |
| 2020 | 919 | FV | | 0 | 1.7 | 547,500 | 547,500 | 547,500 | Year End Roll | 9/26/2019 |
| 2019 | 919 | FV | | 0 | 1.7 | 530,300 | 530,300 | 530,300 | Create Final va | 6/4/2019 |
| 2018 | 919 | FV | | 0 | 1.7 | 530,300 | 530,300 | 530,300 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| DALLI, FRANCIS | 959-47 | | 9/9/1982 | | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 7/20/2010 | 4521 | DEMOLITI | | C | | | | demo existing stru |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 5/5/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 2/13/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.70000 Total SF/SM: 74052 Parcel LUC: 919 MA RE OTHER Prime NB Desc RES CAT 3 Total: 780,595 Spl Credit Total: 780,600



USER DEFINED

Prior Id # 1: 4 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:

PRINT
Date Time
09/26/25 16:05:26
LAST REV
Date Time
03/12/15 10:07:35
blakeley
1259

!1259!

Parcel ID 104 1 0

Insp Date 05/05/07

Entered Lot Size

Total Land:

Land Unit Type:

