

143

32

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,453,395 / 1,453,395
USE VALUE: 1,272,318 / 1,272,318
ASSESSed: 1,272,318 / 1,272,318

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 8, BEDFORD RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, TwN/City, St/Prov, Postal. Row 1: FLINT TR EPHRAIM B, WEIR TR MARGARET M, CHARLES I REAL ESTATE TRUST, PO BOX 6034, LINCOLN, MA, 01773

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, TwN/City, St/Prov, Postal. Row 1: (Empty)

NARRATIVE DESCRIPTION

This parcel contains 6.23 ACRES of land mainly classified as 017 with a ANTIQUE Building built about 1834, having primarily CLAPBOARD Exterior and 2618 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z R-1 Single Fam, water A SEPTIC, Sewer, Electri, Exmpt, Flood Haz, D, s, t, Topo, Street 1 PAVED, Gas: 4 MEDIUM

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101 ONE FAM, 44107, SQUARE FE, PRIME SITE, 0, 13.03, 1.57, R5, 902,094, 902,100. Row 2: 713 HAY/GRN, 5.217, ACRES, AGRICULTUR, 0, 35,000, 1.00, R5, 182,595, 1,518, Cons Restr

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 713, 5.217, 1,518, 1,518. Row 2: 101, 1.013, 368,700, 902,100, 1,270,800. Row 3: Total Card, 6.230, 368,700, 903,618, 1,272,318. Row 4: Total Parcel, 6.230, 368,700, 903,618, 1,272,318. Row 5: Source: Market Adj Cost, Total Value per SQ unit /Card: 485.99, /Parcel: 485.99

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows: 2025-2018 with various values and notes like 'Year End Roll', 'Year end', 'Create Final va', 'Year End Roll'.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: CHAPIN BERTHA, 15943-209, 12/26/1984, OTHER, 1 No No, PROBATE DOC #90P4476. Row 2: BERTHA CHAPIN, 6751-5, 3/23/1944, FAMILY, No No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Rows: 11/14/2024 W-24-0008 WOOD STO, 2,763 C, Install free stand; 10/16/2023 R-23-0255 WEATHERI, 9,000 C, Weatherization wit; 11/5/2007 3810 RENOVATI, 38,500 C, 5/29/2008, replace existing p; 12/2/2003 2829 SHED, C, 6/12/2004, sugar shack shed; 3/9/2000 1885 MANUAL, 5,000 C, 6/19/2000, bathroom 6/19/00; 2/8/2000 1876 MANUAL, C, 6/19/2000, floor replacement

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Rows: 12/6/2021 INSPECTED, 5 TB; 2/27/2017 MEAS/EXT INS, 4 JG; 5/29/2008 MEAS/EXT INS, 100; 6/12/2004 MEAS/EXT INS, 615; 6/19/2000 MEAS+INSPCTD, 611; 1/12/1995 MEAS+INSPCTD, 606

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Table with columns: Prior Id # 1, Prior Id # 2, Prior Id # 3, Date, Time. Row 1: 53 10 0, 09/26/25, 16:28:40, 05/13/25, 15:03:10, blakeley, 1463

