

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	TOWN OF LINCOLN -
Owner 2:	CONSERVATION -
Street 1:	PO BOX 6353
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 6.857 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
903	MUNICPL		5.02		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									175,700						175,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	6.857			974,100	974,100

Total Card	6.857			974,100	974,100
Total Parcel	6.857			974,100	974,100

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	903	FV		0	6.857	950,900	950,900		Year End Roll	12/2/2024
2024	903	FV		0	6.857	910,600	910,600		Year end	11/9/2023
2023	903	FV		0	6.857	850,600	850,600	850,600	Year end	11/3/2022
2022	903	FV		0	6.857	783,400	783,400	783,400	Year End Roll	10/19/2021
2021	903	FV		0	6.857	710,600	710,600	710,600	Year End Roll	10/15/2020
2020	903	FV		0	6.857	710,600	710,600	710,600	Year End Roll	9/26/2019
2019	903	FV		0	6.857	693,000	693,000	693,000	Create Final va	6/4/2019
2018	903	FV		0	6.857	693,000	693,000	693,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCHUGH JOHN E	17452-307		10/1/1986		2,000,000	No	No		

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 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:	

!1631!

PRINT

Date	Time
09/26/25	16:48:27

LAST REV

Date	Time
05/21/10	11:45:42

brennanp 1631

