

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RURAL LAND FOUNDATION -
Owner 2:	-
Street 1:	PO BOX 6328
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 7.579 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		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
905	CHARITY		7.579		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									53,053						53,100	Landlocked, Cons R

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	7.579			53,100	53,100
Total Card	7.579			53,100	53,100
Total Parcel	7.579			53,100	53,100
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	905	FV		0	7.579	53,100	53,100		Year End Roll	12/2/2024
2024	905	FV		0	7.579	45,500	45,500		Year end	11/9/2023
2023	905	FV		0	7.579	45,500	45,500	45,500	Year end	11/3/2022
2022	905	FV		0	7.579	45,500	45,500	45,500	Year End Roll	10/19/2021
2021	905	FV		0	7.579	45,500	45,500	45,500	Year End Roll	10/15/2020
2020	905	FV		0	7.579	45,500	45,500	45,500	Year End Roll	9/26/2019
2019	905	FV		0	7.579	45,500	45,500	45,500	Create Final va	6/4/2019
2018	905	FV		0	7.579	45,500	45,500	45,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RURAL LAND FOUN	45326-2		6/3/2005	INVOLV CHARI		1	No	No	
HECK STANLEY,	44028-21		11/2/2004	INVOLV CHARI	2,300,000		No	No	
MARY HIGBEE HEC	14531-461		2/4/1982	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2002	2482	MANUAL	21,000	C	6/17/2003			pump house, shed,
5/16/1995	713-95	ROOF		C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Parcel ID 144 14 0

!2705!

PRINT

Date	Time
09/26/25	19:10:52

LAST REV

Date	Time
04/29/13	14:31:50

brennanp

2705

PAT ACCT.

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

