

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	WATER DEPT
Owner 3:	
Street 1:	16 LINCOLN RD
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 1.365 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		1.365		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									47,775						47,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	1.365			47,800	47,800
Total Card		1.365		47,800	47,800
Total Parcel		1.365		47,800	47,800
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	1.365	47,800	47,800		Year End Roll	12/2/2024
2024	903	FV		0	1.365	41,000	41,000		Year end	11/9/2023
2023	903	FV		0	1.365	41,000	41,000	41,000	Year end	11/3/2022
2022	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	10/19/2021
2021	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	10/15/2020
2020	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	9/26/2019
2019	903	FV		0	1.365	41,000	41,000	41,000	Create Final va	6/4/2019
2018	903	FV		0	1.365	41,000	41,000	41,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RURAL LAND FOUN	45326-3		6/3/2005	INVOLV CHARI	750,000	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



USER DEFINED

Prior Id # 1:	53 12 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:	

PRINT

Date	Time
09/26/25	19:12:17

LAST REV

Date	Time
05/21/10	11:44:06

brennanp  
2719

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