

PROPERTY LOCATION

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

OWNERSHIP

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

PREVIOUS OWNER

Owner 1:	ALLEN TR - SUSAN
Owner 2:	BASSETT TR - KENNETH
Street 1:	PO BOX 10
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.88 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	100	water		
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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	Unbuildable
903	MUNICPL		3.043		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									106,505						106,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	4.880			904,900	904,900
Total Card		4.880		904,900	904,900
Total Parcel		4.880		904,900	904,900
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	4.88	881,700	881,700		Year End Roll	12/2/2024
2024	903	FV		0	4.88	851,300	851,300		Year end	11/9/2023
2023	903	FV		0	4.88	791,300	791,300	791,300	Year end	11/3/2022
2022	903	FV		0	4.88	724,100	724,100	724,100	Year End Roll	10/19/2021
2021	903	FV		0	4.88	651,300	651,300	651,300	Year End Roll	10/15/2020
2020	905	FV		0	3.88	621,300	621,300	621,300	Year End Roll	9/26/2019
2019	905	FV		0	3.88	603,700	603,700	603,700	Create Final va	6/4/2019
2018	905	FV		0	4.2	613,300	613,300	613,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RURAL LAND FOUN	73483-563		10/3/2019	INVOLVED GOV		1	No	No	
ALLEN TR,SUSAN	1500-80		11/15/2016	MULTI-PARCEL	400,000		No	No	
WANG AN,	58315-065		1/19/2012	INVOLVED GOV			Yes	No	2012 split-taking for Rte 2 access rd

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:	29 24 3
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	19:32:13

LAST REV

Date	Time
06/23/20	12:18:32

blakeley 2868

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