

PROPERTY LOCATION

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

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	TOWN OF LINCOLN				
Owner 2:	CONSERVATION				
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:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 2.8 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 Influ	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	Old Brooks Road (a
903	MUNICPL		0.963		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									33,705						33,700	Old Brooks Road (a
	</																										

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct	
903	2.800			832,100	832,100		GIS Ref	
								GIS Ref
Total Card	2.800			832,100	832,100	Entered Lot Size		
Total Parcel	2.800			832,100	832,100	Total Land:		
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	Insp Date	

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	2.8	808,900	808,900		Year End Roll	12/2/2024	PRINT	
2024	903	FV		0	2.8	788,900	788,900		Year end	11/9/2023		
2023	903	FV		0	2.8	728,900	728,900	728,900	Year end	11/3/2022	09/26/25	19:33:4
2022	903	FV		0	2.8	661,700	661,700	661,700	Year End Roll	10/19/2021	LAST REV	
2021	903	FV		0	2.8	588,900	588,900	588,900	Year End Roll	10/15/2020		
2020	903	FV		0	2.8	588,900	588,900	588,900	Year End Roll	9/26/2019	Date	Time
2019	903	FV		0	2.8	571,300	571,300	571,300	Create Final va	6/4/2019	08/28/16	16:49:0
2018	903	FV		0	2.8	571,300	571,300	571,300	Year End Roll	9/28/2017	meadorse	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	28 10 0
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:	

!2880!

PRINT

Date	Time
09/26/25	19:33:45

LAST REV

Date	Time
08/28/16	16:49:0

meadorse

2880

SKETCH