



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		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 Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 6.397 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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	9.96	1.000	R5									796,800						796,800	
903	MUNICPL		4.56		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									136,800						136,800	

Total AC/HA:	6.39655	Total SF/SM:	278633.72	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 5	Total:	933,600	SpI Credit	Total:	933,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			6.397	933,600	933,600		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			6.397	933,600	933,600	Entered Lot Size	
Total Parcel			6.397	933,600	933,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV		0	6.397	933,600	933,600	933,600	Year End Roll	9/28/2017
2017	903	FV		0	6.397	933,600	933,600	933,600	Year End Roll	9/29/2016
2016	903	FV		0	6.397	881,600	881,600	881,600	Year End Roll	1/14/2016
2015	903	FV		0	6.397	826,400	826,400	826,400	Year End	10/2/2014
2014	903	FV		0	6.397	816,800	816,800	816,800	Year End Roll	1/23/2014
2013	903	FV		0	6.087	787,500	787,500	787,500	Year End Roll	10/25/2012
2012	903	FV		0	6.087	807,500	807,500	807,500	Year End	1/26/2012
2011	903	FV		0	6.087	853,900	853,900	853,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12762-519		2/21/1975			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	28 7 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:	

PRINT

Date	Time
10/02/18	16:52:18

LAST REV

Date	Time
03/26/13	11:41:21
apro	
1064	

