



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:	GRADDIS RICHARD D -
Owner 2:	-
Street 1:	8794 LOOKOUT MT RD
Twn/City:	LOS ANGELES
St/Prov:	CA Cntry
Postal:	90046

NARRATIVE DESCRIPTION

This Parcel contains 3.4 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		80000		SQUARE FE	UNDEV	0.2	0	6.78	0.200	R3									108,480						108,500	Access
905	CHARITY		0.313		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,878						1,900	Access
905	CHARITY		1.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									7,500						7,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			3.400	117,900	117,900		
Total Card						Entered Lot Size	
Total Parcel						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	905	FV		0	3.4	117,900	117,900	117,900	Year End Roll	9/28/2017
2017	905	FV		0	3.4	111,800	111,800	111,800	Year End Roll	9/29/2016
2016	905	FV		0	3.4	108,800	108,800	108,800	Year End Roll	1/14/2016
2015	905	FV		0	3.4	101,400	101,400	101,400	Year End	10/2/2014
2014	905	FV		0	3.4	91,800	91,800	91,800	Year End Roll	1/23/2014
2013	905	FV		0	3.32	88,900	88,900	88,900	Year End Roll	10/25/2012
2012	905	FV		0	3.32	96,900	96,900	96,900	Year End	1/26/2012
2011	905	FV		0	3.32	98,300	98,300	98,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRADDIS RICHARD	44369-213		12/27/2004	INVOLV CHARI		0 Yes	No			
	12745-36		12/31/1974			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

