



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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:	FORG TR - NANCY H
Owner 2:	-
Street 1:	1894 MASSACHUSETTS AVE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02421

NARRATIVE DESCRIPTION

This Parcel contains 5.2 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		4.8		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									144,000						144,000	Unbuildable
903	MUNICPL		0.4		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,400						2,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903			5.200	146,400	146,400
Total Card			5.200	146,400	146,400
Total Parcel			5.200	146,400	146,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	903	FV		0	5.2	146,400	146,400	146,400	Year End Roll	10/15/2020
2020	903	FV		0	5.2	146,400	146,400	146,400	Year End Roll	9/26/2019
2019	903	FV		0	5.2	146,400	146,400	146,400	Create Final value 2019	6/4/2019
2018	903	FV		0	5.2	146,400	146,400	146,400	Year End Roll	9/28/2017
2017	903	FV		0	5.2	146,400	146,400	146,400	Year End Roll	9/29/2016
2016	903	FV		0	5.2	146,400	146,400	146,400	Year End Roll	1/14/2016
2015	132	FV		0	5.2	146,400	146,400	146,400	Year End	10/2/2014
2014	132	FV		0	5.2	146,400	146,400	146,400	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FORG TR,NANCY H	63774-41		6/18/2014	INVOLVED GOV	146,400	No	No			CONSERVATION COMMISSION FOR THE BUR
HARRINGTON NANC	56689-160		4/4/2011	FAMILY	100	No	No			
	9805-244		5/19/1961			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 ___/___/___

Total AC/HA:	5.20000	Total SF/SM:	226511.98	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 3	Total:	146,400	SpI Credit	Total:	146,400
--------------	---------	--------------	-----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

