



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: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 11.597 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 Infru	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	9.6	1.000	R5									768,000						768,000	
903	MUNICPL		9.76		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									292,800						292,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			11.597	1,060,800	1,060,800		
Total Card			11.597	1,060,800	1,060,800	Entered Lot Size	
Total Parcel			11.597	1,060,800	1,060,800	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
2021	903	FV		0	11.597	1,092,800	1,092,800	1,092,800	Year End Roll	10/15/2020
2020	903	FV		0	11.597	1,092,800	1,092,800	1,092,800	Year End Roll	9/26/2019
2019	903	FV		0	11.597	1,089,600	1,089,600	1,089,600	Create Final value 2019	6/4/2019
2018	903	FV		0	11.597	1,089,600	1,089,600	1,089,600	Year End Roll	9/28/2017
2017	903	FV		0	11.597	1,089,600	1,089,600	1,089,600	Year End Roll	9/29/2016
2016	903	FV		0	11.597	1,037,600	1,037,600	1,037,600	Year End Roll	1/14/2016
2015	903	FV		0	11.597	982,400	982,400	982,400	Year End	10/2/2014
2014	903	FV		0	11.597	972,800	972,800	972,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	744-66		12/30/1966			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

EXTERIOR INFORMATION

Table with exterior information: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features: Full Bath, Rating, A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, OthrFix, Rating.

COMMENTS

Empty table for comments.

SKETCH

Large empty area for sketch.

GENERAL INFORMATION

Table with general information: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdic, Fact, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features: Kits, Rating, A Kits, Rating, Frpl, Rating, WSFlue, Rating.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB.

CONDO INFORMATION

Table with condo information: Location, Total Units, Floor, % Own, Name.

REMODELING

Table with remodeling items: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL, Prim Int Wal, Sec Int Wal, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation: Phys Cond, AV - Average, 0.0%, Functional, Economic, Special, Override, Total, 0%.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ, Size Adj., Const Adj., Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

PARCEL ID

126 4 0

IMAGE

AssessPro Patriot Properties, Inc