



**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          | 7.91       | 0.200 | R3    |            |           |        |   |        |   |        |   | 126,560         |           |   |           |        |      | 126,600   | 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     | 136,000    | 136,000     |                   |           |
| Total Card                         |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                       |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost            |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: N/A |                |            |           |            |             | /Parcel: N/A      |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 905 | FV  |            | 0         | 3.4       | 121,400    | 121,400     | 121,400       | Year End Roll           | 10/15/2020 |
| 2020   | 905 | FV  |            | 0         | 3.4       | 121,400    | 121,400     | 121,400       | Year End Roll           | 9/26/2019  |
| 2019   | 905 | FV  |            | 0         | 3.4       | 117,900    | 117,900     | 117,900       | Create Final value 2019 | 6/4/2019   |
| 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  |

**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 |            | Yes | No  |       |                 |       |
|                 | 12745-36  |      | 12/31/1974 |              |            | 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

