



**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: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ALLEN TR - SUSAN
Owner 2:	BASSETT TR - KENNETH
Street 1:	PO BOX 10
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 3.71 ACRES of land mainly classified as CHARITY

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		2.98		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									89,400						89,400	Unbuildable
905	CHARITY		0.73		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									4,380						4,400	Unbuildable

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			3.710	93,800	93,800		
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	3.71	93,800	93,800	93,800	Year End Roll	10/15/2020
2020	905	FV		0	3.71	93,800	93,800	93,800	Year End Roll	9/26/2019
2019	905	FV		0	3.71	93,800	93,800	93,800	Create Final value 2019	6/4/2019
2018	905	FV		0	3.71	93,800	93,800	93,800	Year End Roll	9/28/2017
2017	132	FV		0	3.71	93,800	93,800	93,800	Year End Roll	9/29/2016
2016	132	FV		0	3.71	93,800	93,800	93,800	Year End Roll	1/14/2016
2015	132	FV		0	3.71	93,800	93,800	93,800	Year End	10/2/2014
2014	132	FV		0	3.71	93,800	93,800	93,800	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN TR,SUSAN	70308-194		11/29/2017	INVOLV CHARI		1 No	No			
ALLEN TR,SUSAN	1500-80		11/15/2016	MULTI-PARCEL	400,000	No	No			
	8835-449		10/19/1956			No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

