



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
|    |        | 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:  |       |
| Owner 2:  |       |
| Street 1: |       |
| Twn/City: |       |
| St/Prov:  | Cntry |
| Postal:   |       |

**NARRATIVE DESCRIPTION**

This Parcel contains 11.1 ACRES of land mainly classified as CHARITY

**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 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     |          | 9.263       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R3    |            |           |        |   |        |   |        |   | 277,890         |           |   |           |        |      | 277,900   |        |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|
| 905          |                 |                                | 11.100    | 404,500    | 404,500     |
| Total Card   |                 |                                | 11.100    | 404,500    | 404,500     |
| Total Parcel |                 |                                | 11.100    | 404,500    | 404,500     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | N/A       | /Parcel:   | N/A         |

| Legal Description | User Acct |
|-------------------|-----------|
|                   | 0         |
|                   | GIS Ref   |
|                   | GIS Ref   |
|                   | Insp Date |

**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         | 11.1      | 389,900    | 389,900     | 389,900       | Year End Roll           | 10/15/2020 |
| 2020   | 905 | FV  |            | 0         | 11.1      | 389,900    | 389,900     | 389,900       | Year End Roll           | 9/26/2019  |
| 2019   | 905 | FV  |            | 0         | 11.1      | 386,400    | 386,400     | 386,400       | Create Final value 2019 | 6/4/2019   |
| 2018   | 905 | FV  |            | 0         | 11.1      | 386,400    | 386,400     | 386,400       | Year End Roll           | 9/28/2017  |
| 2017   | 905 | FV  |            | 0         | 11.1      | 380,300    | 380,300     | 380,300       | Year End Roll           | 9/29/2016  |
| 2016   | 905 | FV  |            | 0         | 11.1      | 377,300    | 377,300     | 377,300       | Year End Roll           | 1/14/2016  |
| 2015   | 905 | FV  |            | 0         | 11.1      | 369,900    | 369,900     | 369,900       | Year End                | 10/2/2014  |
| 2014   | 905 | FV  |            | 0         | 11.1      | 360,300    | 360,300     | 360,300       | Year End Roll           | 1/23/2014  |

**SALES INFORMATION**

| Grantor | Legal Ref | Type | Date       | Sale Code    | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes    |
|---------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|----------|
|         | 12913-242 |      | 12/24/1975 | INVOLV CHARI |            | No | No  |       |                 | PARCEL 3 |

**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 \_\_\_/\_\_\_/\_\_\_

