



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		BEDFORD RD, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: FIRST PARISH CHURCH OF LINCOLN		
Owner 2:		
Owner 3:		
Street 1: 14 BEDFORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
906			2.750	795,400	795,400
Total Card			2.750	795,400	795,400
Total Parcel			2.750	795,400	795,400
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:	

Insp Date

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry:	Own Occ: Y
Postal:	Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	906	FV		0	2.75	827,400	827,400	827,400	Year End Roll	10/15/2020
2020	906	FV		0	2.75	827,400	827,400	827,400	Year End Roll	9/26/2019
2019	906	FV		0	2.75	824,200	824,200	824,200	Create Final value 2019	6/4/2019
2018	906	FV		0	2.75	824,200	824,200	824,200	Year End Roll	9/28/2017
2017	906	FV		0	2.75	824,200	824,200	824,200	Year End Roll	9/29/2016
2016	906	FV		0	2.75	772,200	772,200	772,200	Year End Roll	1/14/2016
2015	906	FV		0	2.75	717,000	717,000	717,000	Year End	10/2/2014
2014	906	FV		0	2.75	707,400	707,400	707,400	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	19:35:36

LAST REV

Date	Time
05/05/09	16:36:52

apro
1481

USER DEFINED

Prior Id # 1:	53 4 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 2.75 ACRES of land mainly classified as CHURCH

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	8720-166		5/10/1956			No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	LC	Historic Dst		U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

Sign: VERIFICATION OF VISIT NOT DATA

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
906	CHURCH		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
906	CHURCH		0.913		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									27,390						27,400	

Total AC/HA:	2.74955	Total SF/SM:	119770.41	Parcel LUC:	906	CHURCH	Prime NB Desc	RES CAT 5	Total:	795,390	SpI Credit	Total:	795,400
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