



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0		BEDFORD RD, LINCOLN

**OWNERSHIP**

Owner 1:	TOWN OF LINCOLN
Owner 2:	MUNICIPAL
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
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 4.88 ACRES of land mainly classified as MUNICPL

**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 Influ	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	7.91	1.000	R3									632,800						632,800	Unbuildable
903	MUNICPL		3.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									91,290						91,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
903			4.880	724,100	724,100	LOT 3 PLAN 2019-851 BALL FIELD
Total Card			4.880	724,100	724,100	Entered Lot Size
Total Parcel			4.880	724,100	724,100	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	4.88	651,300	651,300	651,300	Year End Roll	10/15/2020
2020	905	FV		0	3.88	621,300	621,300	621,300	Year End Roll	9/26/2019
2019	905	FV		0	3.88	603,700	603,700	603,700	Create Final value 2019	6/4/2019
2018	905	FV		0	4.2	613,300	613,300	613,300	Year End Roll	9/28/2017
2017	130	FV		0	4.2	582,900	582,900	582,900	Year End Roll	9/29/2016
2016	130	FV		0	4.2	567,700	567,700	567,700	Year End Roll	1/14/2016
2015	130	FV		0	4.2	530,900	530,900	530,900	Year End	10/2/2014
2014	132	FV		0	4.2	126,000	126,000	126,000	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RURAL LAND FOUN	73483-563		10/3/2019	INVOLVED GOV		1	No	No		
ALLEN TR,SUSAN	1500-80		11/15/2016	MULTI-PARCEL	400,000		No	No		
WANG AN,	58315-065		1/19/2012	INVOLVED GOV			Yes	No		2012 split-taking for Rte 2 access

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

**USER DEFINED**

Prior Id # 1:	29 24 3
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:	

**PRINT**

Date	Time
09/30/21	22:51:56

**LAST REV**

Date	Time
06/23/20	12:18:32
blakeley	
2868	

