



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | | 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: N |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as MUNICPL with a(n) GOVT BLDG Building Built about 1880, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|--------------|---|---------|------|-------|
| Z | LC | Historic Dst | | 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 903 | MUNICPL | | 52272 | | SQUARE FE | PRIME SITE | | 0 | 10.5 | 1.371 | R5 | | | | | | | | | 752,657 | | | | | | 752,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 903 | 5,748,400 | 600 | 1.200 | 752,700 | 6,501,700 |
| Total Card | 5,748,400 | 600 | 1.200 | 752,700 | 6,501,700 |
| Total Parcel | 5,748,400 | 600 | 1.200 | 752,700 | 6,501,700 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 651.76 | /Parcel: 651.76 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 903 | FV | 4,631,300 | 600 | 1.2 | 688,100 | 5,320,000 | 5,320,000 | Year End Roll | 10/19/2021 |
| 2021 | 903 | FV | 4,631,300 | 600 | 1.2 | 716,800 | 5,348,700 | 5,348,700 | Year End Roll | 10/15/2020 |
| 2020 | 903 | FV | 5,110,300 | 600 | 1.2 | 716,800 | 5,827,700 | 5,827,700 | Year End Roll | 9/26/2019 |
| 2019 | 903 | FV | 5,195,200 | 600 | 1.2 | 713,900 | 5,909,700 | 5,909,700 | Create Final value 2019 | 6/4/2019 |
| 2018 | 903 | FV | 5,195,200 | 600 | 1.2 | 713,900 | 5,909,700 | 5,909,700 | Year End Roll | 9/28/2017 |
| 2017 | 903 | FV | 4,762,500 | 600 | 1.2 | 713,900 | 5,477,000 | 5,477,000 | Year End Roll | 9/29/2016 |
| 2016 | 903 | FV | 4,535,400 | 600 | 1.2 | 667,400 | 5,203,400 | 5,203,400 | Year End Roll | 1/14/2016 |
| 2015 | 903 | FV | 4,246,100 | 600 | 1.2 | 617,900 | 4,864,600 | 4,864,600 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|---------|-----------|------|------|-----------|------------|---|-----|-------|
| | | | | | | | | |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 2/16/2016 | 6347 | RENOVATI | 16,000 | C | 5/26/2016 | | | Remodel lower leve |
| 10/9/2013 | 5572 | WINDOWS | 95,000 | C | | | | window restoration |
| 5/19/2011 | 4734 | MANUAL | 5,500 | C | | | | constr 2 storage r |
| 9/28/2010 | 4571 | MANUAL | 22,400 | C | | | | repairs to the cup |
| 10/2/2003 | 2784 | RENOVATI | | C | 6/23/2004 | | | interior reconstru |
| 1/2/1996 | 881-96 | MANUAL | 9,800 | C | 6/23/1997 | | | BATHRM |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------|
| 4/21/2005 | MEAS+INSPCTD | 600 | |
| 6/23/2004 | MEAS+INSPCTD | 615 | |
| 6/23/1997 | MEAS+INSPCTD | 602 | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.20000 | Total SF/SM: | 52272.00 | Parcel LUC: | 903 | MUNICPL | Prime NB Desc | RES CAT 5 | Total: | 752,657 | SpI Credit | Total: | 752,700 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

