



PROPERTY LOCATION

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

OWNERSHIP

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:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .4 ACRES of land mainly classified as CHURCH with a(n) CHURCH/SYN Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 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
906	CHURCH		17423.2		SQUARE FE	PRIME SITE		0	10.5	3.514	R5									642,883						642,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
906	1,036,200		0.400	642,900	1,679,100
Total Card	1,036,200		0.400	642,900	1,679,100
Total Parcel	1,036,200		0.400	642,900	1,679,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		467.46	/Parcel: 467.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	906	FV	880,800	0	.4	587,800	1,468,600	1,468,600	Year End Roll	10/19/2021
2021	906	FV	880,800	0	.4	612,300	1,493,100	1,493,100	Year End Roll	10/15/2020
2020	906	FV	880,800	0	.4	612,300	1,493,100	1,493,100	Year End Roll	9/26/2019
2019	906	FV	817,200	0	.4	609,800	1,427,000	1,427,000	Create Final value 2019	6/4/2019
2018	906	FV	817,200	0	.4	609,800	1,427,000	1,427,000	Year End Roll	9/28/2017
2017	906	FV	792,100	0	.4	609,800	1,401,900	1,401,900	Year End Roll	9/29/2016
2016	906	FV	766,700	0	.4	570,000	1,336,700	1,336,700	Year End Roll	1/14/2016
2015	906	FV	727,400	0	.4	527,800	1,255,200	1,255,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	440-66		12/31/1940			No	No			deed for 2788sq ft from Flint is bk

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2017	6758	SHEET MT	40,000	C				Sheet metal work f
9/28/2016	6565	RENOVATI	1,200,000	C	12/14/2017			Reconstruct a port

ACTIVITY INFORMATION

Date	Result	By	Name

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

USER DEFINED

Prior Id # 1:	53 9 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:	

PRINT

Date	Time
10/18/22	19:44:31

LAST REV

Date	Time
06/17/21	09:23:28
apro	
1486	

