

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 58 | | BEDFORD LN, LINCOLN |

OWNERSHIP

| | |
|-----------|--------------------------|
| Owner 1: | UNITED STATES OF AMERICA |
| Owner 2: | MINUTEMAN PARK |
| Owner 3: | |
| Street 1: | 174 LIBERTY ST |
| Street 2: | |
| Twn/City: | CONCORD |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01742 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as US GOVT with a(n) CAPE Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

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 Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 900 | US GOVT | | 40075 | | SQUARE FE | PRIME SITE | | 0 | 9.5 | 1.697 | R3 | | | | | | | | | 646,214 | | | | | | 646,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 900 | 291,800 | | 0.920 | 646,200 | 938,000 |
| Total Card | 291,800 | | 0.920 | 646,200 | 938,000 |
| Total Parcel | 291,800 | | 0.920 | 646,200 | 938,000 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 507.58 | /Parcel: 507.58 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| 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 |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 900 | FV | 253,000 | 0 | .92 | 595,200 | 848,200 | 848,200 | Year end | 11/3/2022 |
| 2022 | 900 | FV | 211,600 | 0 | .92 | 538,100 | 749,700 | 749,700 | Year End Roll | 10/19/2021 |
| 2021 | 900 | FV | 197,800 | 0 | .92 | 476,200 | 674,000 | 674,000 | Year End Roll | 10/15/2020 |
| 2020 | 900 | FV | 175,200 | 0 | .92 | 476,200 | 651,400 | 651,400 | Year End Roll | 9/26/2019 |
| 2019 | 900 | FV | 170,100 | 0 | .92 | 461,200 | 631,300 | 631,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 900 | FV | 170,100 | 0 | .92 | 461,200 | 631,300 | 631,300 | Year End Roll | 9/28/2017 |
| 2017 | 900 | FV | 166,600 | 0 | .92 | 435,300 | 601,900 | 601,900 | Year End Roll | 9/29/2016 |
| 2016 | 900 | FV | 166,600 | 0 | .92 | 422,400 | 589,000 | 589,000 | Year End Roll | 1/14/2016 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| | 12866-77 | | 12/31/1940 | | | No | No | | | LOT F |

TAX DISTRICT

PAT ACCT.

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 ___/___/___

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|
| Total AC/HA: | 0.92000 | Total SF/SM: | 40075.20 | Parcel LUC: | 900 US GOVT | Prime NB Desc: | RES CAT 3 | Total: | 646,214 | SpI Credit: | | Total: | 646,200 |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|

