

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!1064!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
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 6.397 ACRES of land mainly classified as MUNICPL

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 Infl	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	12.4	1.000	R5									992,000						992,000	
903	MUNICPL		4.56		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									136,800						136,800	

Total AC/HA:	6.39655	Total SF/SM:	278633.72	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 5	Total:	1,128,800	SpI Credit	Total:	1,128,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

meadorse

2024

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			6.397	1,128,800	1,128,800		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			6.397	1,128,800	1,128,800	Entered Lot Size	
Total Parcel			6.397	1,128,800	1,128,800	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
2023	903	FV		0	6.397	976,800	976,800	976,800	Year end	11/3/2022
2022	903	FV		0	6.397	904,800	904,800	904,800	Year End Roll	10/19/2021
2021	903	FV		0	6.397	936,800	936,800	936,800	Year End Roll	10/15/2020
2020	903	FV		0	6.397	936,800	936,800	936,800	Year End Roll	9/26/2019
2019	903	FV		0	6.397	933,600	933,600	933,600	Create Final value 2019	6/4/2019
2018	903	FV		0	6.397	933,600	933,600	933,600	Year End Roll	9/28/2017
2017	903	FV		0	6.397	933,600	933,600	933,600	Year End Roll	9/29/2016
2016	903	FV		0	6.397	881,600	881,600	881,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12762-519		2/21/1975			No	No			

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:	28 7 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
09/13/23	19:06:34

LAST REV

Date	Time
03/26/13	11:41:21
apro	
1064	

EXTERIOR INFORMATION

Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View / Desir:

BATH FEATURES

Full Bath Rating: A Bath Rating: 3/4 Bath Rating: A 3QBth Rating: 1/2 Bath Rating: A HBth Rating: OthrFix Rating:

OTHER FEATURES

Kits Rating: A Kits Rating: Frpl Rating: WSFlue Rating:

CONDO INFORMATION

Location: Total Units: Floor: % Own: Name:

GENERAL INFORMATION

Grade: Year Blt: Eff Yr Blt: Alt LUC: Alt %: Jurisdct: Fact: Const Mod: Lump Sum Adj:

COMMENTS

Empty box for comments.

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes Totals row for RMs, BRs, Baths, HB.

INTERIOR INFORMATION

Avg Ht/FL: Prim Int Wal: Sec Int Wal: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: % AC: Solar HW: Central Vac: % Com Wal: % Sprinkled:

DEPRECIATION

Phys Cond: 0.0% Functional: % Economic: % Special: % Override: % Total: 0%

CALC SUMMARY

Basic \$ / SQ: Size Adj.: 1.00000000 Const Adj.: 8.00000000 Adj \$ / SQ: Other Features: 0 Grade Factor: Neighborhood Inf: 1.00000000 LUC Factor: 1.00 Adj Total: 0 Depreciation: 0 Depreciated Total: 0

REMODELING

Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General:

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Includes Totals row.

SKETCH

Large empty area for sketching.

SPEC FEATURES/YARD ITEMS

Table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows: WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Final Total.

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes Net Sketched Area and Size Ad summary rows.

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

Summary row: More: N Total Yard Items: Total Special Features: Total: