



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	GRADDIS RICHARD D -
Owner 2:	-
Street 1:	8794 LOOKOUT MT RD
Twn/City:	LOS ANGELES
St/Prov:	CA Cntry
Postal:	90046

**NARRATIVE DESCRIPTION**

This Parcel contains 3.4 ACRES of land mainly classified as CHARITY

**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
905	CHARITY		80000		SQUARE FE	UNDEV	0.2	0	9.5	0.200	R3									152,000						152,000	Access
905	CHARITY		0.313		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,878						1,900	Access
905	CHARITY		1.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									7,500						7,500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			3.400	161,400	161,400		
Total Card						Entered Lot Size	
Total Parcel						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	905	FV		0	3.4	149,400	149,400	149,400	Year end	11/3/2022
2022	905	FV		0	3.4	136,000	136,000	136,000	Year End Roll	10/19/2021
2021	905	FV		0	3.4	121,400	121,400	121,400	Year End Roll	10/15/2020
2020	905	FV		0	3.4	121,400	121,400	121,400	Year End Roll	9/26/2019
2019	905	FV		0	3.4	117,900	117,900	117,900	Create Final value 2019	6/4/2019
2018	905	FV		0	3.4	117,900	117,900	117,900	Year End Roll	9/28/2017
2017	905	FV		0	3.4	111,800	111,800	111,800	Year End Roll	9/29/2016
2016	905	FV		0	3.4	108,800	108,800	108,800	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRADDIS RICHARD	44369-213		12/27/2004	INVOLV CHARI		Yes	No			
	12745-36		12/31/1974			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

Total AC/HA:	3.39955	Total SF/SM:	148084.39	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 3	Total:	161,378	SpI Credit:		Total:	161,400
--------------	---------	--------------	-----------	-------------	-------------	----------------	-----------	--------	---------	-------------	--	--------	---------

