

108

38

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 992,500 /  
USE VALUE: 992,500 /  
ASSESSed: 992,500 /

Total Card / Total Parcel  
992,500 / 992,500  
992,500 / 992,500  
992,500 / 992,500

Map

Lot

Sublot

Building

Unit

CARD

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 CAPE Building built about 1930, having primarily CLAPBOARD Exterior and 1848 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
900	US GOVT		40075		SQUARE FE	PRIME SITE		0	9.98	1.70	R3									678,865						678,900	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	678,865	SpI Credit	Total:	678,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
900	0.920	313,600		678,900	992,500
Total Card	0.920	313,600		678,900	992,500
Total Parcel	0.920	313,600		678,900	992,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	537.07	/Parcel:	537.07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	900	FV	293,600	0	.92	659,100	952,700		Year End Roll	12/2/2024
2024	900	FV	291,800	0	.92	646,200	938,000		Year end	11/9/2023
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 va	6/4/2019
2018	900	FV	170,100	0	.92	461,200	631,300	631,300	Year End Roll	9/28/2017

SALES INFORMATION

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
678,865						678,900	

Total:	678,865	SpI Credit	Total:	678,900
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USER DEFINED

Prior Id # 1:	11 27 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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:23:48

LAST REV

Date	Time
02/16/05	10:58:07
sociak	
252	

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252

