



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: TOWN OF LINCOLN
 Owner 2: MUNICIPAL
 Owner 3:
 Street 1: 16 LINCOLN RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ:
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
903			4.880	651,300	651,300	LOT 3 PLAN 2019-851 BALL FIELD
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:

User Acct
GIS Ref
GIS Ref
Insp Date

PREVIOUS OWNER

Owner 1: ALLEN TR - SUSAN
 Owner 2: BASSETT TR - KENNETH
 Street 1: PO BOX 10
 Twn/City: LINCOLN
 St/Prov: MA Cntry USA
 Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	905	FV		0	3.88	621,300	621,300	621,300	Year End Roll	9/26/2019
2019	905	FV		0	3.88	603,700	603,700	603,700	Create Final value 2019	6/4/2019
2018	905	FV		0	4.2	613,300	613,300	613,300	Year End Roll	9/28/2017
2017	130	FV		0	4.2	582,900	582,900	582,900	Year End Roll	9/29/2016
2016	130	FV		0	4.2	567,700	567,700	567,700	Year End Roll	1/14/2016
2015	130	FV		0	4.2	530,900	530,900	530,900	Year End	10/2/2014
2014	132	FV		0	4.2	126,000	126,000	126,000	Year End Roll	1/23/2014
2013	132	FV		0	4.2	126,000	126,000	126,000	Year End Roll	10/25/2012

Parcel ID 127 11 0

PRINT

Date	Time
10/22/20	19:43:37

LAST REV

Date	Time
06/23/20	12:18:32

USER DEFINED

Prior Id # 1:	29 24 3
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:	

NARRATIVE DESCRIPTION

This Parcel contains 4.88 ACRES of land mainly classified as MUNICPL

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RURAL LAND FOUN	73483-563		10/3/2019	INVOLVED GOV		1	No	No		
ALLEN TR,SUSAN	1500-80		11/15/2016	MULTI-PARCEL	400000	No	No			
WANG AN,	58315-065		1/19/2012	INVOLVED GOV		0	Yes	No		2012 split-taking for Rte 2 access

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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

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	7.	1.000	R3									560,000						560,000	Unbuildable
903	MUNICPL		3.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									91,290						91,300	

Total AC/HA:	4.87955	Total SF/SM:	212553.20	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 3	Total:	651,290	SpI Credit	Total:	651,300
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