

119

48

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card / 922,300 /

Total Parcel 922,300

USE VALUE:

922,300 /

922,300

ASSESSED:

922,300 /

922,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FIELDING TR MARK F
Owner 2:	MACDOUGALL TR DIANE
Owner 3:	FIELDING MACDOUGALL TRUST
Street 1:	123 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	FIELDING - MARK F
Owner 2:	MACDOUGALL - DIANE
Street 1:	123 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This parcel contains .88 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1935, having primarily CLAPBOARD Exterior and 1634 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		38332.6		SQUARE FE	PRIME SITE		0	8.76	1.76	R2									591,299						591,300	

Total AC/HA:	0.88000	Total SF/SM:	38333	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	591,299	SpI Credit	Total:	591,300
--------------	---------	--------------	-------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.880	329,200	1,800	591,300	922,300
Total Card 0.880 329,200 1,800 591,300 922,300					
Total Parcel 0.880 329,200 1,800 591,300 922,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		564.30	/Parcel: 564.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	310,300	1700	.88	585,200	897,200		Year End Roll	12/2/2024
2024	101	FV	308,600	200	.88	573,700	882,500		Year end	11/9/2023
2023	101	FV	271,400	200	.88	540,000	811,600	811,600	Year end	11/3/2022
2022	101	FV	235,300	200	.88	489,400	724,900	724,900	Year End Roll	10/19/2021
2021	101	FV	221,600	200	.88	421,900	643,700	643,700	Year End Roll	10/15/2020
2020	101	FV	199,500	200	.88	428,600	628,300	628,300	Year End Roll	9/26/2019
2019	101	FV	194,400	200	.88	414,400	609,000	609,000	Create Final va	6/4/2019
2018	101	FV	194,400	200	.88	414,400	609,000	609,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIELDING, MARK F	76761-281		1/22/2021	CONVENIENC	99	No	No		
Jacobs, George W	60021-402		9/17/2012		520,000	No	No		
VALLEAU PAMELA	48119-228		9/5/2006		535,250	No	No		
VALLEAU ROBERT	25915-417		12/21/1995	FAMILY		No	No		
DIEBBOLL, ROBER	25018-197		11/28/1994		297,500	No	No		
HOWLAND FAITH	15129-75		7/25/1983		150,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2022	R-22-0187	SHED	6,000	O	10/31/2022			Construct pre-fab
6/25/2021	R-21-0143	MANUAL	1,000	C	11/8/2021			Weatherization/air
6/15/2015	6118	RENO-ADD	85,700	C	6/2/2016			Expand kitchen int
4/29/2010	4435	MANUAL		C				remove shingles an

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2024	PERMIT VISIT	605	BOA
6/2/2016	PERMIT VISIT	618	G BOURGAULT
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L EXTERIOR	615	
10/18/1995	MEAS+INSPCTD	607	
7/20/1995	INSPECTED	600	
7/17/1995	MEAS/EXT INS	600	
7/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

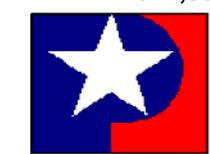
Parcel ID 119 48 0

!1069!

PRINT Date Time 09/26/25 15:45:18

LAST REV Date Time 08/19/24 14:28:50

apro 1069



USER DEFINED

Prior Id # 1:	29 10 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:	

