

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACLELLAN STEPHEN J
Owner 2:	MACLELLAN PAULINE H
Owner 3:	
Street 1:	52 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2016 Type:

PREVIOUS OWNER

Owner 1:	DIMANDESCU DAN P -
Owner 2:	DIMANDESCU KATHERINE KUHNS -
Street 1:	52 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2016

NARRATIVE DESCRIPTION

This parcel contains .86 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1772, having primarily CLAPBOARD Exterior and 3655 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		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		37460.8		SQUARE FE	PRIME SITE		0	11.98	1.79	R4									805,516						805,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.860	956,800	13,300	805,500	1,775,600
Total Card 0.860 956,800 13,300 805,500 1,775,600					
Total Parcel 0.860 956,800 13,300 805,500 1,775,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 485.76		/Parcel: 485.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	905,300	12400	.86	782,000	1,699,700		Year End Roll	12/2/2024
2024	101	FV	890,000	12400	.86	766,500	1,668,900		Year end	11/9/2023
2023	101	FV	756,600	12400	.86	622,000	1,391,000	1,391,000	Year end	11/3/2022
2022	101	FV	712,800	12400	.86	575,600	1,300,800	1,300,800	Year End Roll	10/19/2021
2021	101	FV	740,600	12400	.86	537,900	1,290,900	1,290,900	Year End Roll	10/15/2020
2020	101	FV	751,600	12400	.86	558,100	1,322,100	1,322,100	Year End Roll	9/26/2019
2019	101	FV	702,900	12400	.86	543,300	1,258,600	1,258,600	Create Final va	6/4/2019
2018	101	FV	702,900	12400	.86	543,300	1,258,600	1,258,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIMANDESCU DAN	48689-176		12/19/2006		1,550,000	No	No		
NEIL B. MIDDLET	21211-282		6/10/1991		569,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2011	4887	FINISH B	500	C	1/5/2012			relocate washer/dr
1/9/2007	3602	RENOVATI	50,000	C				remodel bath;repa
3/1/2002	2433	ADDITION	90,000	C	5/2/2003			sec fl addi, rep w
3/8/2001	2173	MANUAL	45,000	C	6/28/2001			enlarge existing k
1/8/2001	2152	ADDITION		C	6/28/2001			foundation for kit
8/12/1997	1249	ROOF		C	3/2/1998			3/2/98 100%
5/1/1996	935-96	ROOF		C	6/13/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	5	TB
9/11/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	
5/2/2003	MEAS/EXT INS	615	
6/29/2002	MEAS/EXT INS	613	
6/28/2001	MEAS/EXT INS	613	
1/13/2001	M&L COMPLETE	613	
3/2/1998	MEAS/EXT INS	602	
1/16/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	45 4 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:	

