



PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		BEDFORD LN, LINCOLN

OWNERSHIP

Owner 1: MUSCOLO GABRIELLA
 Owner 2:
 Owner 3:
 Street 1: 27 BEDFORD LN
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-1404 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	322,800		2.240	551,600	874,400
Total Card		322,800	2.240	551,600	874,400
Total Parcel		322,800	2.240	551,600	874,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 326.39		/Parcel: 326.39	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	09/18/13
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PREVIOUS OWNER

Owner 1:	Owner 2:	Street 1:	Twn/City:	St/Prov:	Cntry	Own Occ:	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	322,800	0	2.24	551,600	874,400	874,400	Year End Roll	9/28/2017
2017	101	FV	314,800	0	2.24	521,200	836,000	836,000	Year End Roll	9/29/2016
2016	101	FV	309,400	0	2.24	506,000	815,400	815,400	Year End Roll	1/14/2016
2015	101	FV	306,700	0	2.24	469,200	775,900	775,900	Year End	10/2/2014
2014	101	FV	287,900	0	2.24	421,200	709,100	709,100	Year End Roll	1/23/2014
2013	101	FV	282,500	0	2.24	409,200	691,700	691,700	Year End Roll	10/25/2012
2012	101	FV	287,900	0	2.24	449,200	737,100	737,100	Year End	1/26/2012
2011	101	FV	293,300	0	2.24	456,400	749,700	749,700	Year End	2/10/2011

PRINT

Date	Time
10/02/18	16:21:17

LAST REV

Date	Time
02/06/14	14:39:17

USER DEFINED

Prior Id # 1:	16 21 1
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 2.24 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARCUS FRED	22431-497		9/25/1992		325000	No	No			

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
7/23/2013	5485	MANUAL	17,618	C				sheet metal work f
10/3/2001	2363	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
5/18/1996	MEAS+INSPCTD	606	J SMITH
1/19/1996	MISSED APPT	606	J SMITH
6/14/1994	FIELDREV CHG	600	PA
12/19/1988	INSPECTED	601	PAUL MARSH

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									8,490						8,500	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									720						700	Wetland

Total AC/HA:	2.23955	Total SF/SM:	97554.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	551,610	SpI Credit	Total:	551,600
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