



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOTH ADRIAN
Owner 2:	
Owner 3:	
Street 1:	169 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1512 Type:

PREVIOUS OWNER

Owner 1:	KEOWN WAYNE A -
Owner 2:	KEOWN HELENA F -
Street 1:	169 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1512

NARRATIVE DESCRIPTION

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1949, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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

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		45738		SQUARE FE	PRIME SITE		0	6.14	1.524	R2									428,089						428,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	147,900	3,900	1.050	428,100	579,900
Total Card 147,900 3,900 1.050 428,100 579,900					
Total Parcel 147,900 3,900 1.050 428,100 579,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 456.25		/Parcel: 456.25	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	09/18/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	147,900	3900	1.05	428,100	579,900	579,900	Year End Roll	9/28/2017
2017	101	FV	146,600	3900	1.05	415,500	566,000	566,000	Year End Roll	9/29/2016
2016	101	FV	145,200	3900	1.05	415,500	564,600	564,600	Year End Roll	1/14/2016
2015	101	FV	142,600	3900	1.05	352,100	498,600	498,600	Year End	10/2/2014
2014	101	FV	137,300	3900	1.05	315,800	457,000	457,000	Year End Roll	1/23/2014
2013	101	FV	134,700	3900	1.05	306,800	445,400	445,400	Year End Roll	10/25/2012
2012	101	FV	134,700	3900	1.05	276,100	414,700	414,700	Year End	1/26/2012
2011	101	FV	138,600	3900	1.05	279,600	422,100	422,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KEOWN WAYNE A,	47233-132		4/4/2006		480000	No	No			
DOLAN PATRICK J	28770-136		6/29/1998		352000	No	No			
CHIPMAN ROBERT	23674-20		9/21/1993	FAMILY	175000	No	No		RELATIVES	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
4/7/1999	MEAS+INSPCTD	600	PA
11/3/1995	MEAS+INSPCTD	607	D KEARLY
7/20/1995	INSPECTED	600	PA
6/14/1994	FIELDREV CHG	600	PA
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

