



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: WHITTEMORE TR TODD A
 Owner 2: WHITTEMORE TR KIM RICE
 Owner 3: KIM RICE WHITTEMORE RECOV TRST
 Street 1: 167 BEDFORD RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: N
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	120,300		1.240	443,300	563,600	3256
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 334.52		/Parcel: 334.52	Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/17/18

PREVIOUS OWNER

Owner 1: WHITTEMORE - TODD A
 Owner 2: WHITTEMORE - KIM RICE
 Street 1: 167 BEDFORD RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	113,800	0	1.24	443,300	557,100	557,100	Year End Roll	9/28/2017
2017	101	FV	112,700	0	1.24	430,300	543,000	543,000	Year End Roll	9/29/2016
2016	101	FV	111,600	0	1.24	430,300	541,900	541,900	Year End Roll	1/14/2016
2015	101	FV	109,300	0	1.24	364,600	473,900	473,900	Year End	10/2/2014
2014	101	FV	104,800	0	1.24	327,100	431,900	431,900	Year End Roll	1/23/2014
2013	101	FV	102,600	0	1.24	317,700	420,300	420,300	Year End Roll	10/25/2012
2012	101	FV	102,600	0	1.24	288,800	391,400	391,400	Year End	1/26/2012
2011	101	FV	106,000	0	1.24	292,400	398,400	398,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITTEMORE, TODD	69510-67		6/28/2017	FAMILY		1	No	No		
Rice, Kimberly D	59647-510		7/31/2012	FAMILY		100	No	No		
RICE KIMBERLY D	39566-41		6/16/2003	CONVENIENC		1	No	No		
SELLAND JAMES O	32960-19		5/30/2001		381500	No	No			
SELLAND, JAMES	28542-067		11/15/1997	CONVENIENC		1	No	No		
SELLAND, JAMES/	13245-295		7/26/1977	FAMILY		0	No	No		

NARRATIVE DESCRIPTION

This Parcel contains 1.24 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/26/2018	6981	MANUAL	5,756	C				Weatherization & a
11/19/2007	3816	FENCE		C				4' fench 40-50 fro

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L EXTERIOR	615	D VELUTTI
11/3/1995	MEAS/EXT INS	607	D KEARLY

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
101	ONE FAM		54014		SQUARE FE	PRIME SITE		0	6.14	1.337	R2									443,334						443,300	

Total AC/HA: 1.23999	Total SF/SM: 54013.96	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 443,334	Spl Credit	Total: 443,300
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