



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: GOODWIN VIRGINIA HAFER
 Owner 2: GOODWIN JUSTIN
 Owner 3:
 Street 1: 162 BEDFORD RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-1500 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	189,900		0.980	422,500	612,400
Total Card			0.980	422,500	612,400
Total Parcel			0.980	422,500	612,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		265.46	/Parcel: 265.46

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

Insp Date	05/17/18
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PREVIOUS OWNER

Owner 1: BUCHAN TR - BARBARA C
 Owner 2: -
 Street 1: 162 BEDFORD RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-1500

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	190,000	0	.98	422,500	612,500	612,500	Year End Roll	9/28/2017
2017	101	FV	188,100	0	.98	410,100	598,200	598,200	Year End Roll	9/29/2016
2016	101	FV	186,200	0	.98	410,100	596,300	596,300	Year End Roll	1/14/2016
2015	101	FV	180,100	0	.98	347,500	527,600	527,600	Year End	10/2/2014
2014	101	FV	172,500	0	.98	311,700	484,200	484,200	Year End Roll	1/23/2014
2013	101	FV	168,700	0	.98	302,700	471,400	471,400	Year End Roll	10/25/2012
2012	101	FV	188,900	0	.98	275,200	464,100	464,100	Year End	1/26/2012
2011	101	FV	195,300	0	.98	278,700	474,000	474,000	Year End	2/10/2011

PRINT

Date	Time
10/02/18	16:23:51

LAST REV

Date	Time
05/18/18	13:14:05

apro 837

USER DEFINED

Prior Id # 1:	17 16 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:	

NARRATIVE DESCRIPTION

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BUCHAN TR, BARBA	64257-388		9/19/2014		666000	No	No			
BUCHAN BARBARA	34722-434		2/1/2002	CONVENIENC	10	No	No			
BUCHAN, WILLIAM	19145-303		6/24/1988	FAMILY	129150	No	No			

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
11/4/2011	4923	ROOF		C				strip & re-roof dw
4/29/2011	4707	MANUAL	2,269	C				air sealing and in
4/8/2011	4682	MANUAL	2,269	C				air sealing and in
5/28/2001	2239	MANUAL	4,500	C	5/25/2002			repair or replace
2/24/2000	1879	MANUAL	32,000	C	6/12/2000			bathroom & window
9/29/1999	1815	W/S FLUE	2,000	C	6/12/2000			wood stove 6/12/0

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/16/2009	MEAS/EXT INS	25	D ERSKINE
5/25/2002	MEAS+INSPCTD	613	M COLE
6/12/2000	MEAS+INSPCTD	611	P MULHERN
1/18/1995	MEAS+INSPCTD	606	J SMITH

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		42688		SQUARE FE	PRIME SITE		0	6.14	1.612	R2									422,471						422,500	

Total AC/HA:	0.97998	Total SF/SM:	42687.93	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	422,471	SpI Credit	Total:	422,500
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