



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ORR TR DEBRA
Owner 2:	
Owner 3:	MIDBARN REALTY TRUST
Street 1:	172 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

PREVIOUS OWNER

Owner 1:	ORR - DEBRA
Owner 2:	-
Street 1:	172 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This Parcel contains 4.913 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1970, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.196		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									5,880						5,900	
101	ONE FAM		2.88		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									17,280						17,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	377,800	1,500	4.913	565,600	944,900	See plan 1379 of 2007.
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 239.79						/Parcel: 239.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	377,800	1500	4.913	565,600	944,900	944,900	Year End Roll	9/28/2017
2017	101	FV	361,200	1500	4.913	535,200	897,900	897,900	Year End Roll	9/29/2016
2016	101	FV	354,600	1500	4.913	520,000	876,100	876,100	Year End Roll	1/14/2016
2015	101	FV	341,300	1500	4.913	483,200	826,000	826,000	Year End	10/2/2014
2014	101	FV	241,300	1500	4.913	457,000	699,800	699,800	Year End Roll	1/23/2014
2013	101	FV	236,600	1500	4.913	445,000	683,100	683,100	Year End Roll	10/25/2012
2012	101	FV	236,600	1500	4.913	485,000	723,100	723,100	Year End	1/26/2012
2011	101	FV	243,600	1500	4.913	492,200	737,300	737,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ORR,DEBRA	69356-100		5/31/2017	CONVENIENC		1	No	No		
ORR RONALD B,	59178-298		5/29/2012	DIVORCE/ESTA		1	No	No		DIVORCE AGREEMENT
ARMSTRONG FAMIL	22567-491		11/2/1992		329000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/4/2010	4478	FENCE		C				replace a 3ft fenc
7/7/1999	1742	SCREENPR	13,500	C	5/30/2000			5/30/00 100%
6/25/1998	1449	SHED	1,000	C	3/24/1999			
8/19/1997	1257	FENCE		C	1/8/1998			
2/6/1995	667-95	RENOVATI	25,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2014	MEAS/EXT INS	618	G BOURGAULT
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
5/30/2000	MEAS/EXT INS	611	P MULHERN
3/24/1999	MEAS/EXT INS	602	D TUCKER
12/22/1997	ABATE-INSPEC	600	PA
11/3/1995	MEAS+INSPECTD	607	D KEARLY
8/23/1995	PERMIT VISIT	606	J SMITH
6/14/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

