



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KARTY KEVIN D
Owner 2:	BLACKY MARCIE R
Owner 3:	
Street 1:	173 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1512 Type:

**PREVIOUS OWNER**

Owner 1:	MEYER WILLIAM E -
Owner 2:	ROBERGE MEYER NANCY -
Street 1:	173 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1512

**NARRATIVE DESCRIPTION**

This Parcel contains 1.04 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1948, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45302		SQUARE FE	PRIME SITE		0	6.14	1.536	R2									427,286						427,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	328,900		1.040	427,300	756,200
Total Card			1.040	427,300	756,200
Total Parcel			1.040	427,300	756,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		171.90	/Parcel: 171.90

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	09/18/13
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	328,900	0	1.04	427,300	756,200	756,200	Year End Roll	9/28/2017
2017	101	FV	325,400	0	1.04	414,800	740,200	740,200	Year End Roll	9/29/2016
2016	101	FV	321,900	0	1.04	414,800	736,700	736,700	Year End Roll	1/14/2016
2015	101	FV	315,000	0	1.04	351,400	666,400	666,400	Year End	10/2/2014
2014	101	FV	301,100	0	1.04	315,200	616,300	616,300	Year End Roll	1/23/2014
2013	101	FV	294,200	0	1.04	306,200	600,400	600,400	Year End Roll	10/25/2012
2012	101	FV	328,300	0	1.04	264,900	593,200	593,200	Year End	1/26/2012
2011	101	FV	339,900	0	1.04	268,200	608,100	608,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MEYER WILLIAM E	50409-352		11/30/2007		707500	No	No			
DEJESUS PAUL	22812-484		1/8/1993		316000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/11/2013	5443	ROOF	6,180	C				strip & re-roof fr
12/18/2012	5278	SOLAR PA	19,425	C				install of roof mo
11/28/2011	4937	MANUAL		C				install wood stove
10/27/2011	4910	MANUAL	5,000	C				replace 2 sliding
10/13/2006	3541	MANUAL	40,000	C	6/19/2007			finish basement;ce
9/30/1994	581-94	W/S FLUE		C	7/12/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2007	MEAS+INSPCTD	100	B MORGAN
1/27/2004	ABATE-INSPEC	600	PA
6/11/1996	MEAS+INSPCTD	606	J SMITH
11/3/1995	MEAS/EXT INS	607	D KEARLY
6/14/1994	FIELDREV CHG	600	PA
10/11/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

