

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BEDFORD LN, LINCOLN

OWNERSHIP

Owner 1:	BENNETT ANDREW
Owner 2:	SHAMONSKY DOROTHY
Owner 3:	
Street 1:	10 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MAURER DAVID A -
Owner 2:	-
Street 1:	PO BOX 812034
Twn/City:	WELLESLEY
St/Prov:	MA Cntry
Postal:	02181-0012

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2005, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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		47480		SQUARE FE	PRIME SITE		0	6.78	1.479	R3									476,254						476,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	310,600		1.090	476,300	786,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		364.98	/Parcel:	364.98	Insp Date
						Land Unit Type:	07/14/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	310,600	0	1.09	476,300	786,900	786,900	Year End Roll	9/28/2017
2017	101	FV	301,900	0	1.09	449,600	751,500	751,500	Year End Roll	9/29/2016
2016	101	FV	296,000	0	1.09	436,200	732,200	732,200	Year End Roll	1/14/2016
2015	101	FV	293,100	0	1.09	403,900	697,000	697,000	Year End	10/2/2014
2014	101	FV	272,600	0	1.09	361,800	634,400	634,400	Year End Roll	1/23/2014
2013	101	FV	266,800	0	1.09	351,200	618,000	618,000	Year End Roll	10/25/2012
2012	101	FV	272,600	0	1.09	359,400	632,000	632,000	Year End	1/26/2012
2011	101	FV	254,200	0	1.09	365,200	619,400	619,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MAURER DAVID A,	43542-246		8/18/2004		533000	No	No			
PAOLETTI, RONAL	27226-073		4/22/1997	CONVENIENC	1	No	No			MAURER FORMER OWNER
RONALD A PAOLET	S298		11/13/1985	FORECLOSURE	115000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2005	3304	W/S FLUE		C	6/13/2006			pellet stove;not c
2/4/2005	3119	NEW HOME	200,000	C	7/14/2011			4/20/05 15% 6/4 25
11/12/2004	3088	DEMOLITI		C				demo existing stru
11/12/2004	3087	MANUAL	5,500	C				additional foundat

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/3/2009	MEAS+INSPCTD	25	D ERSKINE
5/29/2008	MEAS+INSPCTD	100	B MORGAN
5/14/2007	MEAS+INSPCTD	100	B MORGAN
6/13/2006	MEAS/EXT INS	615	D VELUTTI
6/4/2005	MEAS/EXT INS	615	D VELUTTI
4/20/2005	MEAS/EXT INS	600	PA
1/20/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.08999	Total SF/SM:	47479.96	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	476,254	SpI Credit		Total:	476,300
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------



USER DEFINED

Prior Id # 1:	22 2 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:	

PRINT

Date	Time
10/02/18	16:30:41

LAST REV

Date	Time
03/12/15	10:37:17

blakeley
895

