



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAYLOR TR DOROTHY P
Owner 2:	
Owner 3:	DOROTHY P TAYLOR TRUST-1995
Street 1:	133 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	Taylor - Dorothy P
Owner 2:	-
Street 1:	133 Bedford Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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

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		50094		SQUARE FE	PRIME SITE		0	6.14	1.418	R2									436,113						436,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	303,900	400	1.150	436,100	740,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 275.36						/Parcel: 275.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	303,900	400	1.15	436,100	740,400	740,400	Year End Roll	9/28/2017
2017	101	FV	297,900	400	1.15	423,300	721,600	721,600	Year End Roll	9/29/2016
2016	101	FV	297,900	400	1.15	423,300	721,600	721,600	Year End Roll	1/14/2016
2015	101	FV	285,900	400	1.15	358,700	645,000	645,000	Year End	10/2/2014
2014	101	FV	283,000	400	1.15	321,800	605,200	605,200	Year End Roll	1/23/2014
2013	101	FV	277,000	400	1.15	312,500	589,900	589,900	Year End Roll	10/25/2012
2012	101	FV	309,100	400	1.15	284,100	593,600	593,600	Year End	1/26/2012
2011	101	FV	315,800	400	1.15	287,700	603,900	603,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Taylor,Dorothy	60561-366		11/26/2012	FAMILY		1	No	No		
TAYLOR, W. ROYC	25578-506		8/18/1995	CONVENIENC		0	No	No		
	9063-414		11/19/1957		26500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/26/2008	4058	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/14/2004	M&L COMPLETE	615	D VELUTTI
10/18/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	1.15000	Total SF/SM:	50094.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	436,113	Spl Credit		Total:	436,100
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