

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAHLEIN WILLIAM J
Owner 2:	
Owner 3:	
Street 1:	127 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	GATCHELL G GORDON JR -
Owner 2:	GATCHELL ESTHER A -
Street 1:	127 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56627.2		SQUARE FE	PRIME SITE		0	6.14	1.289	R2									448,147						448,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	204,100	700	1.300	448,100	652,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 332.77						/Parcel: 332.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	204,100	700	1.3	448,100	652,900	652,900	Year End Roll	9/28/2017
2017	101	FV	194,700	700	1.3	435,000	630,400	630,400	Year End Roll	9/29/2016
2016	101	FV	191,000	700	1.3	435,000	626,700	626,700	Year End Roll	1/14/2016
2015	101	FV	183,500	700	1.3	368,600	552,800	552,800	Year End	10/2/2014
2014	101	FV	174,500	800	1.3	330,600	505,900	505,900	Year End Roll	1/23/2014
2013	101	FV	171,100	800	1.13	311,400	483,300	483,300	Year End Roll	10/25/2012
2012	101	FV	229,200	800	1.13	283,100	513,100	513,100	Year End	1/26/2012
2011	101	FV	176,200	800	1.13	286,600	463,600	463,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GATCHELL G GORD	54993-277		7/15/2010		594000	No	No			
	9382-357		5/19/1959		23200	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/14/2015	6147	WINDOWS	3,715	C				Replace 3 windows
8/18/2014	5870	ROOF	10,477	C				
3/4/1999	1654	W/S FLUE		C	6/2/1999			
3/16/1994	439	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
6/2/1999	MEAS/EXT INS	602	D TUCKER
10/18/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.29998	Total SF/SM:	56627.13	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	448,147	SpI Credit		Total:	448,100
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