



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	IVES TR KATHERINE C
Owner 2:	
Owner 3:	BEDFORD ROAD REALTY TRUST
Street 1:	70 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2029 Type:

**PREVIOUS OWNER**

Owner 1:	IVES KATHERINE C -
Owner 2:	-
Street 1:	70 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2029

**NARRATIVE DESCRIPTION**

This Parcel contains 3.19 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1979, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Influ	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									34,890						34,900	
101	ONE FAM		0.19		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,140						1,100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	429,300		3.190	682,400	1,111,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 347.57						/Parcel: 347.57	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	429,300	0	3.19	682,400	1,111,700	1,111,700	Year End Roll	9/28/2017
2017	101	FV	410,000	0	3.19	676,000	1,086,000	1,086,000	Year End Roll	9/29/2016
2016	101	FV	404,000	0	3.19	657,600	1,061,600	1,061,600	Year End Roll	1/14/2016
2015	101	FV	388,800	0	3.19	611,200	1,000,000	1,000,000	Year End	10/2/2014
2014	101	FV	385,000	0	3.19	572,000	957,000	957,000	Year End Roll	1/23/2014
2013	101	FV	377,400	0	3.19	696,000	1,073,400	1,073,400	Year End Roll	10/25/2012
2012	101	FV	377,400	0	3.19	576,000	953,400	953,400	Year End	1/26/2012
2011	101	FV	385,000	0	3.19	594,400	979,400	979,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
IVES KATHERINE	42817-22		5/18/2004	CONVENIENC		1	No	No		
S. WILLIAM IVES	17602-354		11/12/1986	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/31/2016	6545	WDK	50,000	C	5/30/2017			Construct a deck;
10/14/2015	6250	MANUAL	1,000	C				Sheet metal work f
7/15/2015	6167	ADDITION	90,000	C	5/30/2017			Extend living room
4/9/2008	3913	RENO-ADD	60,000	C	11/14/2008			full bmt addition
3/4/2008	3890	SHED	8,000	C	6/26/2008			construct 12x18 ga
1/7/2008	3868	MANUAL		C				wood burning stove
3/11/2004	2860	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/30/2017	PERMIT VISIT	618	G BOURGAULT
11/29/2012	MEAS+INSPCTD	618	G BOURGAULT
6/26/2008	MEAS/EXT INS	100	B MORGAN
6/26/2008	MEAS/EXT INS	100	B MORGAN
1/13/2001	M&L EXTERIOR	613	M COLE
1/20/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

