



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	COLEMAN JERRY P
Owner 2:	COLEMAN NICOLE
Owner 3:	
Street 1:	46 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2037 Type:

**PREVIOUS OWNER**

Owner 1:	CAMPBELL - BRUCE D
Owner 2:	-
Street 1:	46 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2037

**NARRATIVE DESCRIPTION**

This Parcel contains .55 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1910, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 0 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	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		23957.8		SQUARE FE	PRIME SITE		0	8.08	2.637	R4									510,554						510,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	261,500		0.550	510,600	772,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 333.02		/Parcel: 333.02	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	261,500	0	.55	510,600	772,100	772,100	Year End Roll	9/28/2017
2017	101	FV	255,400	0	.55	505,500	760,900	760,900	Year End Roll	9/29/2016
2016	101	FV	255,400	0	.55	491,000	746,400	746,400	Year End Roll	1/14/2016
2015	101	FV	245,500	0	.55	454,300	699,800	699,800	Year End	10/2/2014
2014	101	FV	243,100	0	.55	423,400	666,500	666,500	Year End Roll	1/23/2014
2013	101	FV	238,100	0	.52	408,200	646,300	646,300	Year End Roll	10/25/2012
2012	101	FV	257,200	0	.52	423,900	681,100	681,100	Year End	1/26/2012
2011	101	FV	262,500	0	.52	438,300	700,800	700,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMPBELL, BRUCE	63469-91		4/9/2014		817500	No	No			
DEBORAH A. STAR	21095-251		4/12/1991	PART INTERES	130000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/26/2018	6980	KITCHEN	38,650	O				Remodel kitchen; r
11/8/2006	3560	ROOF		C				strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/16/2017	MEAS/EXT INS	4	JG
7/16/2008	MEAS+INSPCTD	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	M COLE
10/12/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.55000	Total SF/SM:	23958.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	510,554	SpI Credit		Total:	510,600
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

