PROPERTY LOCATION

No: 162
All No: BEDFORD RD, LINCOLN
Lot: 63
Sublot: 0
Building: 1
Unit: 1

OWNERSHIP

Owner 1: GOODMAN VIRGINIA HAER
Owner 2: GOODMAN JUSTIN
Owner 3: 

Street 1: 162 BEDFORD RD
Street 2: 

Tw/City: LINCOLN
St/Prov: MA
Cntry: 

Legal Ref: Owner 1: GOODWIN VIRGINIA HAER
Owner 2: GOODMAN JUSTIN

PREVIOUS OWNER

Owner 1: BUCHAN TR - BARBARA C
Owner 2: 

Street 1: 162 BEDFORD RD
Street 2: 

Tw/City: LINCOLN
St/Prov: MA
Cntry: 

PREVIOUS ASSESSMENT

Total Card: 208,900
Total Parcel: 208,900

SALES INFORMATION

Grantor: BUCHAN TR,BARBARA C
Legal Ref: 64257-388
Type: FV
Date: 9/19/2014
Sale Code: 660000
Sale Price: No

TAX DISTRICT

PAT ACCT.: 837

ACTIVITY INFORMATION

Date: 5/17/2018
Result: MEAS/EXT INS
By: K Cuoco

BUILDING PERMITS

Date: 11/4/2011
Number: 4923
Descr: ROOF
Amount: C
C/O: strip & re-roof dw
F. Descrip: 

PROPERTY FACTORS

Item Code: R1
Descr: Residential
%: 100

LAND SECTION (First 7 lines only)

Use Code: 101
Description: ONE FAM
LUC Fact: 42688
No of Units: 1
Depth / PriceUnits: 6.35
Unit Type: SQUARE FE
Land Type: PRIME SITE
LT Factor: 0
Base Value: 1.612
Adj: R2

LAND VALUE

Assessed Value: 436,900
Total Land: 0.980
Total Card: 436,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.
### General Information

- **Grade:** C - AVERAGE
- **Year LUC:** 1953
- **Alt LUC:** Alt %:
- **Jurisdiction:** Const Mod:
- **Lump Sum Adj:**

### Exterior Information

- **Avg Hi/FL:** STD
- **Prim Int Wal:** 2 - PLASTER
- **Sec Int Wall:** %
- **Partition:** 1 - TYPICAL
- **Prim Floors:** 3 - HARDWOOD
- **Sec Floors:** % Total: 31.2%

### Interiors Information

- **Basmt Flr:** C - AVERAGE
- **Prim Floors:** 2 - FORCED H/A
- **Sec Floors:** %

### Remodeling

- **Exterior:** No Unit
- **Interior:** RMS
- **BRs:** 5
- **FL:** 1

### Remodeling Breakdown

- **Additions:**
  - Kitchen:
  - Baths:
  - Plumbing:
  - Electric:
  - Heating:
  - General:

### General Summary

- **Rate - AV:** 26.150
- **Undep Value:** 52,457
- **Gross Area:** 2,006
- **Net Area:** 103
- **Size Adj:** 2,006

### Comparable Sales

- **Basic $ / SQ:** 85.00
- **Size Adj.:** 1.04910266
- **Const Adj:** 1.01999998
- **Adj $ / SQ:** 90.957
- **Other Features:** 65,807
- **Grade Factor:** 1.00
- **Neighborhood Inf:** 1.00000000

### Depreciation

- **% Heated:** 100
- **% AC:** 100
- **% Heated:** 100
- **% Sprinkled:** 0
- **Solar HW:** NO
- **Central Vac:** NO
- **(% Com Wal:** 0

### Special Features/Yard Items

### Parcel ID

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<th>Description</th>
<th>A Y/S</th>
<th>Qty</th>
<th>Size/Dim</th>
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<th>Appr Value</th>
<th>JCod</th>
<th>JFact</th>
<th>Juris. Value</th>
</tr>
</thead>
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### More

- **Total Yard Items:**
- **Total Special Features:**
- **Total:**

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**BMT REC RM HAS UNSUSABLE FIREPLACE + H/A HEAT, NO EXIT OTHER THAN THROUGHHOUSE.**