

Town Of Lincoln



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	107,000		2.127	561,700	668,700	
Total Card			2.127	561,700	668,700	Entered Lot Size
Total Parcel			2.127	561,700	668,700	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 342.40		/Parcel: 342.40		Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
01/05/17

OWNERSHIP

Owner 1: MARLEY TR BRETT D
Owner 2:
Owner 3: MARLEY LIVING TRUST
Street 1: 204 2ND AVENUE
Street 2:
Twn/City: WALTHAM
St/Prov: MA Cntry Own Occ: Y
Postal: 02451 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	107,000	0	2.127	544,100	651,100	651,100	Create Final value 2019	6/4/2019
2018	101	FV	107,000	0	2.127	544,100	651,100	651,100	Year End Roll	9/28/2017
2017	101	FV	99,100	0	2.127	513,700	612,800	612,800	Year End Roll	9/29/2016
2016	101	FV	98,000	0	2.127	498,500	596,500	596,500	Year End Roll	1/14/2016
2015	101	FV	95,800	0	2.127	461,700	557,500	557,500	Year End	10/2/2014
2014	101	FV	91,500	0	2.127	413,700	505,200	505,200	Year End Roll	1/23/2014
2013	101	FV	89,300	0	2.067	401,400	490,700	490,700	Year End Roll	10/25/2012
2012	101	FV	95,900	0	2.07	437,000	532,900	532,900	Year End	1/26/2012

PREVIOUS OWNER

Owner 1: Marley - William G
Owner 2: Marley - Barbara A
Street 1: 204 Second Ave
Twn/City: Waltham
St/Prov: MA Cntry
Postal: 02451

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Marley, William	60337-315		10/26/2012	FAMILY	10	No	No			
MARLEY DEREK JA	54609-594		4/29/2010	FAMILY	10	No	No			
FRASER ROBERT M	30329-167		6/11/1999		435000	No	No			
	9316-420		2/1/1959		27000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 2.127 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1957, Having Primarily WOOD SHING Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
7/29/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	
10/12/1995	MEAS+INSPCTD	607	

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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.29		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,740						1,700	Wetland

Total AC/HA: 2.12655	Total SF/SM: 92632.52	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 561,740	Spl Credit	Total: 561,700
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