



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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	302,300		0.550	505,500	807,800
Total Card			0.550	505,500	807,800
Total Parcel			0.550	505,500	807,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		348.41	/Parcel: 348.41

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	
02/16/17	

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,800	0	.55	524,500	795,300	795,300	Year End Roll	9/26/2019
2019	101	FV	261,500	0	.55	510,600	772,100	772,100	Create Final value 2019	6/4/2019
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

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			

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/6/2019	R-19-0193	WINDOWS	14,000	C	11/26/2019			Replace 13 windows
2/26/2018	6980	KITCHEN	38,650	C	7/18/2018			Remodel kitchen; r
11/8/2006	3560	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2019	PERMIT VISIT	622	K Cuoco
2/16/2017	MEAS/EXT INS	4	JG
7/16/2008	MEAS+INSPCTD	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	
10/12/1995	MEAS+INSPCTD	607	

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.	2.637	R4									505,499						505,500	

Total AC/HA:	0.55000	Total SF/SM:	23958.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	505,499	Spl Credit	Total:	505,500
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PRINT

Date	Time
10/22/20	16:45:17

LAST REV

Date	Time
06/29/20	10:24:30

blakeley
1323

USER DEFINED

Prior Id # 1:	45 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

Sign: VERIFICATION OF VISIT NOT DATA

