



PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		BEDFORD LN, LINCOLN
Unit #:		
Owner 1: MUSCOLO GABRIELLA		
Owner 2:		
Owner 3:		
Street 1: 27 BEDFORD LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1404	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	356,700		2.240	642,000	998,700
Total Card 356,700 2.240 642,000 998,700					
Total Parcel 356,700 2.240 642,000 998,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 372.79		/Parcel: 372.79	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	09/18/13
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	341,600	0	2.24	569,200	910,800	910,800	Year End Roll	10/15/2020
2020	101	FV	339,000	0	2.24	569,200	908,200	908,200	Year End Roll	9/26/2019
2019	101	FV	322,800	0	2.24	551,600	874,400	874,400	Create Final value 2019	6/4/2019
2018	101	FV	322,800	0	2.24	551,600	874,400	874,400	Year End Roll	9/28/2017
2017	101	FV	314,800	0	2.24	521,200	836,000	836,000	Year End Roll	9/29/2016
2016	101	FV	309,400	0	2.24	506,000	815,400	815,400	Year End Roll	1/14/2016
2015	101	FV	306,700	0	2.24	469,200	775,900	775,900	Year End	10/2/2014
2014	101	FV	287,900	0	2.24	421,200	709,100	709,100	Year End Roll	1/23/2014

Parcel ID 113 57 0

PRINT

Date	Time
09/30/21	18:09:34

LAST REV

Date	Time
02/06/14	14:39:17

USER DEFINED

Prior Id # 1:	16 21 1
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:	

NARRATIVE DESCRIPTION

This Parcel contains 2.24 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARCUS FRED	22431-497		9/25/1992		325,000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/23/2013	5485	MANUAL	17,618	C				sheet metal work f
10/3/2001	2363	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
5/18/1996	MEAS+INSPCTD	606	
1/19/1996	MISSED APPT	606	
6/14/1994	FIELDREV CHG	600	
12/19/1988	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Infl	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	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									8,490						8,500	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									720						700	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.23955	Total SF/SM:	97554.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	642,010	Spl Credit	Total:	642,000
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