



PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		BEDFORD RD, LINCOLN
Unit #:		
Owner 1: WHITTEMORE TR TODD A		
Owner 2: WHITTEMORE TR KIM RICE		
Owner 3: KIM RICE WHITTEMORE RECOV TRST		
Street 1: 167 BEDFORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 01773	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	145,100		1.240	523,500	668,600	3256
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 396.84						/Parcel: 396.84

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/17/18

OWNERSHIP

Owner 1: WHITTEMORE - TODD A
Owner 2: WHITTEMORE - KIM RICE
Street 1: 167 BEDFORD RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	133,300	0	1.24	451,300	584,600	584,600	Year End Roll	10/15/2020
2020	101	FV	132,100	0	1.24	458,500	590,600	590,600	Year End Roll	9/26/2019
2019	101	FV	120,300	0	1.24	443,300	563,600	563,600	Create Final value 2019	6/4/2019
2018	101	FV	113,800	0	1.24	443,300	557,100	557,100	Year End Roll	9/28/2017
2017	101	FV	112,700	0	1.24	430,300	543,000	543,000	Year End Roll	9/29/2016
2016	101	FV	111,600	0	1.24	430,300	541,900	541,900	Year End Roll	1/14/2016
2015	101	FV	109,300	0	1.24	364,600	473,900	473,900	Year End	10/2/2014
2014	101	FV	104,800	0	1.24	327,100	431,900	431,900	Year End Roll	1/23/2014

PREVIOUS OWNER

Owner 1: WHITTEMORE - TODD A
Owner 2: WHITTEMORE - KIM RICE
Street 1: 167 BEDFORD RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITTEMORE,TODD	69510-67		6/28/2017	FAMILY		1	No	No		
Rice,Kimberly D	59647-510		7/31/2012	FAMILY		100	No	No		
RICE KIMBERLY D	39566-41		6/16/2003	CONVENIENC		1	No	No		
SELLAND JAMES O	32960-19		5/30/2001		381,500	No	No			
SELLAND, JAMES	28542-067		11/15/1997	CONVENIENC		1	No	No		
SELLAND, JAMES/	13245-295		7/26/1977	FAMILY			No	No		

NARRATIVE DESCRIPTION
 This Parcel contains 1.24 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
2/26/2018	6981	MANUAL	5,756	C				Weatherization & a
11/19/2007	3816	FENCE		C				4' fench 40-50 fro

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L EXTERIOR	615	
11/3/1995	MEAS/EXT INS	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		54014		SQUARE FE	PRIME SITE		0	7.25	1.337	R2									523,480						523,500	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 1.23999	Total SF/SM: 54013.96	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 523,480	Spl Credit	Total: 523,500
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