



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZHAO HUILIN
Owner 2:	WANG LAN
Owner 3:	
Street 1:	168 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BIBRING - GEORGE L
Owner 2:	-
Street 1:	733 BLUE HERON DRIVE
Twn/City:	LANCASTER
St/Prov:	MA Cntry
Postal:	01523

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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		40946		SQUARE FE	PRIME SITE		0	7.25	1.668	R2									495,058						495,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	196,700	200	0.940	495,100	692,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 395.30						/Parcel: 395.30	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	172,100	200	.94	426,800	599,100	599,100	Year End Roll	10/15/2020
2020	101	FV	177,000	200	.94	433,600	610,800	610,800	Year End Roll	9/26/2019
2019	101	FV	172,100	200	.94	419,300	591,600	591,600	Create Final value 2019	6/4/2019
2018	101	FV	172,100	200	.94	419,300	591,600	591,600	Year End Roll	9/28/2017
2017	101	FV	170,400	200	.94	407,000	577,600	577,600	Year End Roll	9/29/2016
2016	101	FV	167,200	200	.94	407,000	574,400	574,400	Year End Roll	1/14/2016
2015	101	FV	165,500	200	.94	344,800	510,500	510,500	Year End	10/2/2014
2014	101	FV	159,000	200	.94	309,300	468,500	468,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIBRING, GEORGE	73164-455		8/23/2019		600,000	No	No			
HUSEK, JOSEPH J	11777-116		12/1/1969		54,000	No	No			Death Cert for Marcia Bk62850 Pg349

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/18/2019	R-19-0147	MANUAL	6,000	C				Install insulation
10/8/2010	4577	ROOF		C				strip & re-roof dw
6/20/1996	981-96	MANUAL	2,000	C	6/7/1997			RPL STRS

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS+INSPCTD	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/10/2003	ABATE-INSPEC	600	
6/7/1997	MEAS/EXT INS	602	
10/16/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

