



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	IVANCHENKO BENJAMIN
Owner 2:	
Owner 3:	
Street 1:	90 THERESE MARIE DRIVE
Street 2:	
Twn/City:	WEST SPRINGFIELD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01089 Type:

**PREVIOUS OWNER**

Owner 1:	SAUNDERS TR - MARCELLA E
Owner 2:	-
Street 1:	184 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

**NARRATIVE DESCRIPTION**

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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
101	178,000		0.940	495,100	673,100
Total Card		178,000	0.940	495,100	673,100
Total Parcel		178,000	0.940	495,100	673,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 328.42		/Parcel: 328.42	

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

GIS Ref
GIS Ref
Insp Date
10/28/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	162,200	0	.94	426,800	589,000	589,000	Year End Roll	10/15/2020
2020	101	FV	160,600	0	.94	433,600	594,200	594,200	Year End Roll	9/26/2019
2019	101	FV	144,700	0	.94	419,300	564,000	564,000	Create Final value 2019	6/4/2019
2018	101	FV	144,700	0	.94	419,300	564,000	564,000	Year End Roll	9/28/2017
2017	101	FV	143,100	0	.94	407,000	550,100	550,100	Year End Roll	9/29/2016
2016	101	FV	141,500	0	.94	407,000	548,500	548,500	Year End Roll	1/14/2016
2015	101	FV	138,400	0	.94	344,800	483,200	483,200	Year End	10/2/2014
2014	101	FV	132,000	0	.94	309,300	441,300	441,300	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAUNDERS TR,MAR	77649-508		4/30/2021		650,000	No	No			
DICKIE,WILLARD	63661-247		5/27/2014	CONVENIENC	100	No	No			
DICKIE,RICHARD	63661-242		5/27/2014	CONVENIENC	100	No	No			
DICKIE RICHARD	55450-349		9/27/2010	FAMILY	100	No	No			
DICKIE RICHARD	45221-416		5/20/2005	CONVENIENC	1	No	No			
	8510-491		7/1/1955			No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/21/2021	R-21-0132	KITCHEN	50,000	O				Install new kitche
8/27/2009	4252	ROOF		C				strip and re-roof
8/6/1996	1019-96	MANUAL	550	C	6/7/1997			RE ROOF

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
6/7/1997	MEAS/EXT INS	602	
10/17/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

