



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BEDFORD LN, LINCOLN
Unit #:		
Owner 1: BENNETT ANDREW		
Owner 2: SHAMONSKY DOROTHY		
Owner 3:		
Street 1: 10 BEDFORD LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	340,200		1.090	555,600	895,800
Total Card 340,200 1.090 555,600 895,800					
Total Parcel 340,200 1.090 555,600 895,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 415.49		/Parcel: 415.49	

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

Insp Date	07/14/11
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OWNERSHIP

Owner 1: MAURER DAVID A -
Owner 2: -
Street 1: PO BOX 812034
Twn/City: WELLESLEY
St/Prov: MA Cntry: Own Occ: Y
Postal: 02181-0012

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	333,700	0	1.09	491,700	825,400	825,400	Year End Roll	10/15/2020
2020	101	FV	330,800	0	1.09	491,700	822,500	822,500	Year End Roll	9/26/2019
2019	101	FV	310,600	0	1.09	476,300	786,900	786,900	Create Final value 2019	6/4/2019
2018	101	FV	310,600	0	1.09	476,300	786,900	786,900	Year End Roll	9/28/2017
2017	101	FV	301,900	0	1.09	449,600	751,500	751,500	Year End Roll	9/29/2016
2016	101	FV	296,000	0	1.09	436,200	732,200	732,200	Year End Roll	1/14/2016
2015	101	FV	293,100	0	1.09	403,900	697,000	697,000	Year End	10/2/2014
2014	101	FV	272,600	0	1.09	361,800	634,400	634,400	Year End Roll	1/23/2014

Parcel ID 113 37 0

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2005, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MAURER DAVID A,	43542-246		8/18/2004		533,000	No	No			
PAOLETTI, RONAL	27226-073		4/22/1997	CONVENIENC	1	No	No			MAURER FORMER OWNER
RONALD A PAOLET	S298		11/13/1985	FORECLOSURE	115,000	No	No			

PAT ACCT.

blakeley	895
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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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2005	3304	W/S FLUE		C	6/13/2006			pellet stove;not c
2/4/2005	3119	NEW HOME	200,000	C	7/14/2011			4/20/05 15% 6/4 25
11/12/2004	3088	DEMOLITI		C				demo existing stru
11/12/2004	3087	MANUAL	5,500	C				additional foundat

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/3/2009	MEAS+INSPCTD	25	D ERSKINE
5/29/2008	MEAS+INSPCTD	100	
5/14/2007	MEAS+INSPCTD	100	
6/13/2006	MEAS/EXT INS	615	
6/4/2005	MEAS/EXT INS	615	
4/20/2005	MEAS/EXT INS	600	
1/20/1996	MEAS+INSPCTD	606	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47480		SQUARE FE	PRIME SITE		0	7.91	1.479	R3									555,630						555,600	

Total AC/HA: 1.08999	Total SF/SM: 47479.96	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 555,630	Spl Credit	Total: 555,600
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