



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLLISTER J SALLY BOSTON
Owner 2:	
Owner 3:	
Street 1:	139 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	HOLLISTER WALTER M -
Owner 2:	HOLLISTER J SALLY -
Street 1:	139 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1951, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	574,500	200	2.200	643,700	1,218,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 161.99						/Parcel: 161.99	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	544,800	200	2.2	570,900	1,115,900	1,115,900	Year End Roll	10/15/2020
2020	101	FV	479,700	200	2.2	570,900	1,050,800	1,050,800	Year End Roll	9/26/2019
2019	101	FV	464,600	200	2.2	553,300	1,018,100	1,018,100	Create Final value 2019	6/4/2019
2018	101	FV	464,600	200	2.2	553,300	1,018,100	1,018,100	Year End Roll	9/28/2017
2017	101	FV	454,600	200	2.2	522,900	977,700	977,700	Year End Roll	9/29/2016
2016	101	FV	454,600	200	2.2	507,700	962,500	962,500	Year End Roll	1/14/2016
2015	101	FV	434,500	200	2.2	470,900	905,600	905,600	Year End	10/2/2014
2014	101	FV	302,300	200	2.2	422,900	725,400	725,400	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLLISTER WALTE	34851-184		2/19/2002	CONVENIENC		1 No	No			
	10337-55		8/19/1963		32,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2020	R-20-0181	ROOF	16,200	C	10/28/2020			
7/24/1997	1240	ADDITION	240,000	C	3/28/1998			3/28/98 75%

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/27/1999	MEAS+INSPCTD	602	
3/28/1998	MEAS+INSPCTD	602	
11/6/1995	MEAS+INSPCTD	607	

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

