



PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		BEDFORD RD, LINCOLN
Unit #:		
Owner 1: SAHLEIN WILLIAM J		
Owner 2:		
Owner 3:		
Street 1: 127 BEDFORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2700	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	233,400	700	1.300	529,200	763,300
Total Card 233,400 700 1.300 529,200 763,300					
Total Parcel 233,400 700 1.300 529,200 763,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 389.04		/Parcel: 389.04	

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

Insp Date	09/16/13
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OWNERSHIP

Owner 1: GATCHELL G GORDON JR -
Owner 2: GATCHELL ESTHER A -
Street 1: 127 BEDFORD RD
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-2700 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	215,300	700	1.3	456,200	672,200	672,200	Year End Roll	10/15/2020
2020	101	FV	200,300	700	1.3	463,500	664,500	664,500	Year End Roll	9/26/2019
2019	101	FV	204,100	700	1.3	448,100	652,900	652,900	Create Final value 2019	6/4/2019
2018	101	FV	204,100	700	1.3	448,100	652,900	652,900	Year End Roll	9/28/2017
2017	101	FV	194,700	700	1.3	435,000	630,400	630,400	Year End Roll	9/29/2016
2016	101	FV	191,000	700	1.3	435,000	626,700	626,700	Year End Roll	1/14/2016
2015	101	FV	183,500	700	1.3	368,600	552,800	552,800	Year End	10/2/2014
2014	101	FV	174,500	800	1.3	330,600	505,900	505,900	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	18:20:27

LAST REV

Date	Time
09/24/15	16:11:36

blakeley
900

USER DEFINED

Prior Id # 1:	22 24 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT 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
GATCHELL G GORD	54993-277		7/15/2010		594,000	No	No			
	9382-357		5/19/1959		23,200	No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/14/2015	6147	WINDOWS	3,715	C				Replace 3 windows
8/18/2014	5870	ROOF	10,477	C				
3/4/1999	1654	W/S FLUE		C	6/2/1999			
3/16/1994	439	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
6/2/1999	MEAS/EXT INS	602	
10/18/1995	MEAS+INSPCTD	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56627.2		SQUARE FE	PRIME SITE		0	7.25	1.289	R2									529,164						529,200	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.29998	Total SF/SM: 56627.13	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	529,164	Spl Credit	Total:	529,200
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