



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARRIS TR ERIC A
Owner 2:	BROOKS TR SUSAN F
Owner 3:	SUSAN F BROOKS LIVING TRUST
Street 1:	138 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2707 Type:

PREVIOUS OWNER

Owner 1:	HARRIS - ERIC A
Owner 2:	BROOKS - SUSAN F
Street 1:	138 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2707

NARRATIVE DESCRIPTION

This Parcel contains 3.51 ACRES of land mainly classified as TWO FAM with a(n) CONVENT'NL Building Built about 1860, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	TWO FAM		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
104	TWO FAM		1.673		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									50,190						50,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
104	384,900	36,600	3.510	683,000	1,104,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 338.39						/Parcel: 338.39	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	104	FV	337,300	36600	3.51	610,200	984,100	984,100	Year End Roll	10/15/2020
2020	104	FV	314,400	36600	3.51	610,200	961,200	961,200	Year End Roll	9/26/2019
2019	104	FV	313,300	36600	3.51	592,600	942,500	942,500	Create Final value 2019	6/4/2019
2018	104	FV	313,300	36600	3.51	592,600	942,500	942,500	Year End Roll	9/28/2017
2017	104	FV	299,300	36600	3.51	562,200	898,100	898,100	Year End Roll	9/29/2016
2016	104	FV	289,400	36600	3.51	547,000	873,000	873,000	Year End Roll	1/14/2016
2015	104	FV	278,400	36600	3.51	510,200	825,200	825,200	Year End	10/2/2014
2014	104	FV	265,900	36600	3.51	462,200	764,700	764,700	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARRIS, ERIC A	71444-398		8/8/2018	CONVENIENC	99	No	No			
JOHNSON, RAYMON	21425-412		9/20/1991	PARTIAL INTR	193,200	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/30/2012	5216	RENOVATI	6,569	C	4/3/2013			remove & replace s
5/20/2005	3181	ROOF		C				
6/15/2000	2002	ROOF		C	6/30/2001			
9/3/1998	1514	MANUAL	3,500	C	3/24/1999			Repair farmers por

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/24/1999	MEAS/EXT INS	602	
1/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

