



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FIELDING TR MARK F
Owner 2:	MACDOUGALL TR DIANE
Owner 3:	FIELDING MACDOUGALL TRUST
Street 1:	123 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

**PREVIOUS OWNER**

Owner 1:	FIELDING - MARK F
Owner 2:	MACDOUGALL - DIANE
Street 1:	123 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

**NARRATIVE DESCRIPTION**

This Parcel contains .88 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		38332.6		SQUARE FE	PRIME SITE		0	7.25	1.761	R2									489,373						489,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	235,300	200	0.880	489,400	724,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 443.53						/Parcel: 443.53	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	221,600	200	.88	421,900	643,700	643,700	Year End Roll	10/15/2020
2020	101	FV	199,500	200	.88	428,600	628,300	628,300	Year End Roll	9/26/2019
2019	101	FV	194,400	200	.88	414,400	609,000	609,000	Create Final value 2019	6/4/2019
2018	101	FV	194,400	200	.88	414,400	609,000	609,000	Year End Roll	9/28/2017
2017	101	FV	191,000	200	.88	402,300	593,500	593,500	Year End Roll	9/29/2016
2016	101	FV	177,700	200	.88	402,300	580,200	580,200	Year End Roll	1/14/2016
2015	101	FV	171,400	200	.88	340,900	512,500	512,500	Year End	10/2/2014
2014	101	FV	169,800	200	.88	305,800	475,800	475,800	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FIELDING, MARK F	76761-281		1/22/2021	CONVENIENC	99	No	No			
Jacobs, George W	60021-402		9/17/2012		520,000	No	No			
VALLEAU PAMELA	48119-228		9/5/2006		535,250	No	No			
VALLEAU ROBERT	25915-417		12/21/1995	FAMILY		No	No			
DIEBBOLL, ROBER	25018-197		11/28/1994		297,500	No	No			
HOWLAND FAITH	15129-75		7/25/1983		150,000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/25/2021	R-21-0143	MANUAL	1,000	C				Weatherization/air
6/15/2015	6118	RENO-ADD	85,700	C	2/4/2016			Expand kitchen int
4/29/2010	4435	MANUAL		C				remove shingles an

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/2/2016	PERMIT VISIT	618	G BOURGAULT
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L EXTERIOR	615	
10/18/1995	MEAS+INSPCTD	607	
7/20/1995	INSPECTED	600	
7/17/1995	MEAS/EXT INS	600	
7/11/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

