



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PENDERGAST TR EDWARD H
Owner 2:	C/O MICHAEL GERSTEIN
Owner 3:	BENCHMARK TRUST
Street 1:	58 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 3.5 ACRES of land mainly classified as LAND

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
130	LAND		1.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									46,290						46,300	
130	LAND		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									720						700	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			3.500	815,000	815,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	130	FV		0	3.5	847,000	847,000	847,000	Year End Roll	10/15/2020
2020	130	FV		0	3.5	847,000	847,000	847,000	Year End Roll	9/26/2019
2019	130	FV		0	3.5	843,800	843,800	843,800	Create Final value 2019	6/4/2019
2018	130	FV		0	3.5	843,800	843,800	843,800	Year End Roll	9/28/2017
2017	130	FV		0	3.5	843,800	843,800	843,800	Year End Roll	9/29/2016
2016	130	FV		0	3.5	791,800	791,800	791,800	Year End Roll	1/14/2016
2015	130	FV		0	3.5	736,600	736,600	736,600	Year End	10/2/2014
2014	130	FV		0	3.5	727,000	727,000	727,000	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARGILL, ROBERT	26343-594		5/24/1996	OTHER	1,523,650	Yes	No			36-12-0 ALSO SOLD
GARGILL MARION	16161-208		5/14/1985	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

