



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YOUNG ANNE
Owner 2:	
Owner 3:	
Street 1:	41 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2014 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									16,890						16,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	740,600	12,500	2.400	784,900	1,538,000
Total Card	740,600	12,500	2.400	784,900	1,538,000
Total Parcel	740,600	12,500	2.400	784,900	1,538,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		331.47	/Parcel: 331.47

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit 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	790,600	12500	2.4	816,900	1,620,000	1,620,000	Year End Roll	10/15/2020
2020	101	FV	801,900	12500	2.4	816,900	1,631,300	1,631,300	Year End Roll	9/26/2019
2019	101	FV	807,400	12500	2.4	813,700	1,633,600	1,633,600	Create Final value 2019	6/4/2019
2018	101	FV	807,400	12500	2.4	813,700	1,633,600	1,633,600	Year End Roll	9/28/2017
2017	101	FV	765,900	12500	2.4	813,700	1,592,100	1,592,100	Year End Roll	9/29/2016
2016	101	FV	751,500	12500	2.4	761,700	1,525,700	1,525,700	Year End Roll	1/14/2016
2015	101	FV	713,100	12500	2.4	706,500	1,432,100	1,432,100	Year End	10/2/2014
2014	101	FV	617,900	12500	2.4	696,900	1,327,300	1,327,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ROBERT C. WOOD	13251-102		8/1/1977		139,500	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/17/2009	4273	WDK	6,500	C				replace rotted pos
4/16/2009	4152	ROOF		C				strip & re-roof ma
9/28/2005	3281	ROOF		C				
9/10/1998	1515	RENOVATI	92,000	C	3/24/1999			apartment into exe

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
3/24/1999	MEAS+INSPCTD	602	
1/27/1996	MEAS+INSPCTD	606	

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

