



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
46		BEDFORD RD, LINCOLN
<b>OWNERSHIP</b>		
Unit #:		
Owner 1: COLEMAN JERRY P		
Owner 2: COLEMAN NICOLE		
Owner 3:		
Street 1: 46 BEDFORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2037	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	306,400		0.550	540,900	847,300
<b>Total Card</b> 306,400 0.550 540,900 847,300					
<b>Total Parcel</b> 306,400 0.550 540,900 847,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 365.45		/Parcel: 365.45	

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

Insp Date	02/16/17
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**PREVIOUS OWNER**

Owner 1:	CAMPBELL - BRUCE D
Owner 2:	-
Street 1:	46 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA
Postal:	01773-2037

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	302,300	0	.55	505,500	807,800	807,800	Year End Roll	10/15/2020
2020	101	FV	270,800	0	.55	524,500	795,300	795,300	Year End Roll	9/26/2019
2019	101	FV	261,500	0	.55	510,600	772,100	772,100	Create Final value 2019	6/4/2019
2018	101	FV	261,500	0	.55	510,600	772,100	772,100	Year End Roll	9/28/2017
2017	101	FV	255,400	0	.55	505,500	760,900	760,900	Year End Roll	9/29/2016
2016	101	FV	255,400	0	.55	491,000	746,400	746,400	Year End Roll	1/14/2016
2015	101	FV	245,500	0	.55	454,300	699,800	699,800	Year End	10/2/2014
2014	101	FV	243,100	0	.55	423,400	666,500	666,500	Year End Roll	1/23/2014

Parcel ID 134 6 0

**NARRATIVE DESCRIPTION**

This Parcel contains .55 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1910, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMPBELL, BRUCE	63469-91		4/9/2014		817,500	No	No			
DEBORAH A. STAR	21095-251		4/12/1991	PART INTERES	130,000	No	No			

**PAT ACCT.**

blakeley	1323
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**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				I		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/9/2020	R-20-0180	ROOF	22,775	C				Strip wood shingle
11/6/2019	R-19-0193	WINDOWS	14,000	C	11/26/2019			Replace 13 windows
2/26/2018	6980	KITCHEN	38,650	C	7/18/2018			Remodel kitchen; r
11/8/2006	3560	ROOF		C				strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/16/2019	PERMIT VISIT	622	K Cuoco
2/16/2017	MEAS/EXT INS	4	JG
7/16/2008	MEAS+INSPCTD	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	
10/12/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

**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		23957.8		SQUARE FE	PRIME SITE		0	8.56	2.637	R4									540,884						540,900	

Total AC/HA:	0.55000	Total SF/SM:	23958.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	540,884	Spl Credit	Total:	540,900
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