



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
27		BEDFORD LN, LINCOLN
Unit #:		
Owner 1: MUSCOLO GABRIELLA		
Owner 2:		
Owner 3:		
Street 1: 27 BEDFORD LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1404	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	397,200		2.240	709,200	1,106,400
Total Card 397,200 2.240 709,200 1,106,400					
Total Parcel 397,200 2.240 709,200 1,106,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 412.99		/Parcel: 412.99	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
12/06/21	

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	356,700	0	2.24	642,000	998,700	998,700	Year End Roll	10/19/2021
2021	101	FV	341,600	0	2.24	569,200	910,800	910,800	Year End Roll	10/15/2020
2020	101	FV	339,000	0	2.24	569,200	908,200	908,200	Year End Roll	9/26/2019
2019	101	FV	322,800	0	2.24	551,600	874,400	874,400	Create Final value 2019	6/4/2019
2018	101	FV	322,800	0	2.24	551,600	874,400	874,400	Year End Roll	9/28/2017
2017	101	FV	314,800	0	2.24	521,200	836,000	836,000	Year End Roll	9/29/2016
2016	101	FV	309,400	0	2.24	506,000	815,400	815,400	Year End Roll	1/14/2016
2015	101	FV	306,700	0	2.24	469,200	775,900	775,900	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MARCUS FRED	22431-497		9/25/1992		325,000	No	No	

**NARRATIVE DESCRIPTION**  
 This Parcel contains 2.24 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/23/2013	5485	MANUAL	17,618	C				sheet metal work f
10/3/2001	2363	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/6/2021	INSPECTED	5	TB
9/18/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
5/18/1996	MEAS+INSPCTD	606	
1/19/1996	MISSED APPT	606	
6/14/1994	FIELDREV CHG	600	
12/19/1988	INSPECTED	601	

**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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									8,490						8,500	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									720						700	Wetland

Total AC/HA: 2.23955	Total SF/SM: 97554.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	709,210	Spl Credit	Total:	709,200
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**PRINT**  
 Date Time  
 10/18/22 18:00:43

**LAST REV**  
 Date Time  
 12/06/21 12:47:50

apro  
 815

**USER DEFINED**

Prior Id # 1: 16 21 1

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

Sign: VERIFICATION OF VISIT NOT DATA

