

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City	
184		BEDFORD RD, LINCOLN	
OWNERSHIP			
Unit#:			
Owner 1: IVANCHENKO BENJAMIN			
Owner 2:			
Owner 3:			
Street 1: 90 THERESE MARIE DRIVE			
Street 2:			
Twn/City: WEST SPRINGFIELD			
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01089		Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	123,900		0.940	546,300	670,200
Total Card			0.940	546,300	670,200
Total Parcel			0.940	546,300	670,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		327.01	/Parcel: 327.01

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

Insp Date	12/09/21
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PREVIOUS OWNER

Owner 1:	SAUNDERS TR - MARCELLA E
Owner 2:	-
Street 1:	184 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA
Postal:	01773-1500

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	178,000	0	.94	495,100	673,100	673,100	Year End Roll	10/19/2021
2021	101	FV	162,200	0	.94	426,800	589,000	589,000	Year End Roll	10/15/2020
2020	101	FV	160,600	0	.94	433,600	594,200	594,200	Year End Roll	9/26/2019
2019	101	FV	144,700	0	.94	419,300	564,000	564,000	Create Final value 2019	6/4/2019
2018	101	FV	144,700	0	.94	419,300	564,000	564,000	Year End Roll	9/28/2017
2017	101	FV	143,100	0	.94	407,000	550,100	550,100	Year End Roll	9/29/2016
2016	101	FV	141,500	0	.94	407,000	548,500	548,500	Year End Roll	1/14/2016
2015	101	FV	138,400	0	.94	344,800	483,200	483,200	Year End	10/2/2014

Parcel ID 114 2 0

PRINT	
Date	Time
10/18/22	18:05:08
LAST REV	
Date	Time
05/31/22	13:19:16
apro	
844	

USER DEFINED

Prior Id # 1:	17 3 0
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:	

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAUNDERS TR,MAR	77649-508		4/30/2021		650,000	No	No			
DICKIE,WILLARD	63661-247		5/27/2014	CONVENIENC	100	No	No			
DICKIE,RICHARD	63661-242		5/27/2014	CONVENIENC	100	No	No			
DICKIE RICHARD	55450-349		9/27/2010	FAMILY	100	No	No			
DICKIE RICHARD	45221-416		5/20/2005	CONVENIENC	1	No	No			
	8510-491		7/1/1955			No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/21/2021	R-21-0132	KITCHEN	50,000	O				Install new kitche
8/27/2009	4252	ROOF		C				strip and re-roof
8/6/1996	1019-96	MANUAL	550	C	6/7/1997			RE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2022	INFO FR MLS	625	J Frank
12/9/2021	INSPECTED	5	TB
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
6/7/1997	MEAS/EXT INS	602	
10/17/1995	MEAS+INSPCTD	607	

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

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40946		SQUARE FE	PRIME SITE		0	8.	1.668	R2									546,270						546,300	

Total AC/HA:	0.93999	Total SF/SM:	40945.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	546,270	Spl Credit	Total:	546,300
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