



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MOORE TR GEOFFREY P
Owner 2:	GEOFFREY MOORE TRUST
Owner 3:	
Street 1:	176 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

**PREVIOUS OWNER**

Owner 1:	MOORE - GEOFFREY P
Owner 2:	-
Street 1:	176 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
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

**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		40075		SQUARE FE	PRIME SITE		0	8.	1.697	R2									544,180						544,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	185,200	5,500	0.920	544,200	734,900
Total Card		185,200	5,500	0.920	544,200
Total Parcel		185,200	5,500	0.920	544,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 483.49		/Parcel: 483.49	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	163,800	5000	.92	493,200	662,000	662,000	Year End Roll	10/19/2021
2021	101	FV	151,500	5000	.92	425,100	581,600	581,600	Year End Roll	10/15/2020
2020	101	FV	149,000	5000	.92	431,900	585,900	585,900	Year End Roll	9/26/2019
2019	101	FV	147,800	5000	.92	417,700	570,500	570,500	Create Final value 2019	6/4/2019
2018	101	FV	145,600	3600	.92	417,700	566,900	566,900	Year End Roll	9/28/2017
2017	101	FV	135,300	3600	.92	405,400	544,300	544,300	Year End Roll	9/29/2016
2016	101	FV	134,100	3600	.92	405,400	543,100	543,100	Year End Roll	1/14/2016
2015	101	FV	130,400	3600	.92	343,500	477,500	477,500	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOORE ,GEOFFREY	76879-250		2/3/2021	CONVENIENC	99	No	No			
MOORE TR,GEOFFR	71990-287		12/10/2018	DIVORCE/ESTA	1	No	No			
MOORE GEOFF,	56894-148		5/24/2011	FAMILY	1	No	No			
WHATLEY ROBERT	31459-202		5/31/2000		369,000	No	No			
WHATLEY, ROBERT	19408-496		10/17/1988	FAMILY	1	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/8/2016	6527	KITCHEN	11,500	C	4/11/2017			Kitchen remodel
9/29/2011	4870	WINDOWS	3,897	C				replace one anders
11/2/2000	2121	ROOF		C	6/30/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
10/17/1995	MEAS+INSPCTD	607	

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

**USER DEFINED**

Prior Id # 1:	17 5 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:	

**PRINT**

Date	Time
10/18/22	18:05:26

**LAST REV**

Date	Time
12/09/21	08:11:25
apro	
846	

