

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!848!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHILLER BENJAMIN R		
Owner 2:	GRAY LAURIE B		
Owner 3:			
Street 1:	181 BEDFORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-1512		Type:

PREVIOUS OWNER

Owner 1:	WISE JR - ROBERT E		
Owner 2:	WISE - BRIGITTE E		
Street 1:	181 BEDFORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-1512		

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1994, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		52272		SQUARE FE	PRIME SITE		0	8.75	1.371	R3									627,214						627,200	

Total AC/HA:	1.20000	Total SF/SM:	52272.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	627,214	SpI Credit	Total:	627,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

meadorse

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	659,500	900	1.200	627,200	1,287,600
Total Card	659,500	900	1.200	627,200	1,287,600
Total Parcel	659,500	900	1.200	627,200	1,287,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	393.04	/Parcel:	393.04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	587,200	1200	1.2	567,000	1,155,400	1,155,400	Year End Roll	10/19/2021
2021	101	FV	549,400	1200	1.2	501,800	1,052,400	1,052,400	Year End Roll	10/15/2020
2020	101	FV	544,700	1200	1.2	501,800	1,047,700	1,047,700	Year End Roll	9/26/2019
2019	101	FV	493,700	1200	1.2	486,000	980,900	980,900	Create Final value 2019	6/4/2019
2018	101	FV	493,700	0	1.2	486,000	979,700	979,700	Year End Roll	9/28/2017
2017	101	FV	480,200	0	1.2	458,800	939,000	939,000	Year End Roll	9/29/2016
2016	101	FV	461,900	0	1.2	445,100	907,000	907,000	Year End Roll	1/14/2016
2015	101	FV	451,200	0	1.2	412,200	863,400	863,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WISE JR,ROBERT	63524-338		4/24/2014		1,013,000	No	No			
WISE ROBERT E J	38831-247		4/16/2003	CONVENIENC		1	Yes	No		
FAIRVIEW REALTY	24358-499		3/15/1994		115,000	Yes	No			
COMM OF MASS	24317-392		3/1/1994	SUBSEQUENT S	215,000	Yes	No		8 LOTS SOLD	
COMM OF MASS	12198-578		12/31/1940			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/19/2021	R-21-0273	SOLAR PA	37,707	C	5/10/2022			Install 38 roof-mo
3/7/1994	432	NEW HOME	215,000	C	8/28/1995			

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	
11/3/1995	MEAS/EXT INS	607	
8/28/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA / /

USER DEFINED

Prior Id # 1:	17 7 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	18:05:44

LAST REV

Date	Time
06/29/22	10:39:36

blakeley
848

