



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BEDFORD LN, LINCOLN
Unit #:		
Owner 1: BENNETT ANDREW		
Owner 2: SHAMONSKY DOROTHY		
Owner 3:		
Street 1: 10 BEDFORD LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	369,000		1.090	614,600	983,600
Total Card 369,000 1.090 614,600 983,600					
Total Parcel 369,000 1.090 614,600 983,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 456.22		/Parcel: 456.22	

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

Insp Date	12/06/21
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OWNERSHIP

Owner 1: MAURER DAVID A -
Owner 2: -
Street 1: PO BOX 812034
Twn/City: WELLESLEY
St/Prov: MA Cntry: Type:
Postal: 02181-0012

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	340,200	0	1.09	555,600	895,800	895,800	Year End Roll	10/19/2021
2021	101	FV	333,700	0	1.09	491,700	825,400	825,400	Year End Roll	10/15/2020
2020	101	FV	330,800	0	1.09	491,700	822,500	822,500	Year End Roll	9/26/2019
2019	101	FV	310,600	0	1.09	476,300	786,900	786,900	Create Final value 2019	6/4/2019
2018	101	FV	310,600	0	1.09	476,300	786,900	786,900	Year End Roll	9/28/2017
2017	101	FV	301,900	0	1.09	449,600	751,500	751,500	Year End Roll	9/29/2016
2016	101	FV	296,000	0	1.09	436,200	732,200	732,200	Year End Roll	1/14/2016
2015	101	FV	293,100	0	1.09	403,900	697,000	697,000	Year End	10/2/2014

PRINT

Date	Time
10/18/22	18:12:58

LAST REV

Date	Time
02/15/22	11:53:19

blakeley
895

USER DEFINED

Prior Id # 1:	22 2 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:	

PREVIOUS OWNER

Owner 1: MAURER DAVID A -
Owner 2: -
Street 1: PO BOX 812034
Twn/City: WELLESLEY
St/Prov: MA Cntry: Type:
Postal: 02181-0012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MAURER DAVID A,	43542-246		8/18/2004		533,000	No	No			
PAOLETTI, RONAL	27226-073		4/22/1997	CONVENIENC	1	No	No			MAURER FORMER OWNER
RONALD A PAOLET	S298		11/13/1985	FORECLOSURE	115,000	No	No			

PAT ACCT.

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RONALD A PAOLET	S298		11/13/1985	FORECLOSURE	115,000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2005, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2021	R-21-0240	MANUAL	6,000	O	12/23/2021			Construct alcove t
10/28/2005	3304	W/S FLUE		C	6/13/2006			pellet stove;not c
2/4/2005	3119	NEW HOME	200,000	C	7/14/2011			4/20/05 15% 6/4 25
11/12/2004	3088	DEMOLITI		C				demo existing stru
11/12/2004	3087	MANUAL	5,500	C				additional foundat

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2021	INSPECTED	5	TB
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/3/2009	MEAS+INSPCTD	25	D ERSKINE
5/29/2008	MEAS+INSPCTD	100	
5/14/2007	MEAS+INSPCTD	100	
6/13/2006	MEAS/EXT INS	615	
6/4/2005	MEAS/EXT INS	615	
4/20/2005	MEAS/EXT INS	600	

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

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47480		SQUARE FE	PRIME SITE		0	8.75	1.479	R3									614,635						614,600	

Total AC/HA:	1.08999	Total SF/SM:	47479.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	614,635	SpI Credit	Total:	614,600
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