



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAHLEIN WILLIAM J
Owner 2:	
Owner 3:	
Street 1:	127 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	GATCHELL G GORDON JR -
Owner 2:	GATCHELL ESTHER A -
Street 1:	127 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT 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

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		56627.2		SQUARE FE	PRIME SITE		0	8.	1.289	R2									583,905						583,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	271,800	700	1.300	583,900	856,400
Total Card	271,800	700	1.300	583,900	856,400
Total Parcel	271,800	700	1.300	583,900	856,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		436.49	/Parcel: 436.49

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,400	700	1.3	529,200	763,300	763,300	Year End Roll	10/19/2021
2021	101	FV	215,300	700	1.3	456,200	672,200	672,200	Year End Roll	10/15/2020
2020	101	FV	200,300	700	1.3	463,500	664,500	664,500	Year End Roll	9/26/2019
2019	101	FV	204,100	700	1.3	448,100	652,900	652,900	Create Final value 2019	6/4/2019
2018	101	FV	204,100	700	1.3	448,100	652,900	652,900	Year End Roll	9/28/2017
2017	101	FV	194,700	700	1.3	435,000	630,400	630,400	Year End Roll	9/29/2016
2016	101	FV	191,000	700	1.3	435,000	626,700	626,700	Year End Roll	1/14/2016
2015	101	FV	183,500	700	1.3	368,600	552,800	552,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GATCHELL G GORD	54993-277		7/15/2010		594,000	No	No	
	9382-357		5/19/1959		23,200	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/14/2015	6147	WINDOWS	3,715	C				Replace 3 windows
8/18/2014	5870	ROOF	10,477	C				
3/4/1999	1654	W/S FLUE		C	6/2/1999			
3/16/1994	439	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
6/2/1999	MEAS/EXT INS	602	
10/18/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

