



PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		BEDFORD RD, LINCOLN
Unit #:		
Owner 1: BRAND STEPHEN JAMES		
Owner 2: WILLIAMS BLANDYNA TERESA		
Owner 3:		
Street 1: 161 BEDFORD RD		
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	Legal Description
101	307,300	1,100	1.090	562,000	870,400	2753
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 332.80						/Parcel: 332.80

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/08/21

OWNERSHIP

Owner 1: BRAND STEPHEN JAMES TR -
Owner 2: BLANDYNA TERESA WILLIAMS TR -
Street 1: 161 BEDFORD RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,700	1200	1.09	509,300	789,200	789,200	Year End Roll	10/19/2021
2021	101	FV	264,900	1200	1.09	439,000	705,100	705,100	Year End Roll	10/15/2020
2020	101	FV	262,600	1200	1.09	446,000	709,800	709,800	Year End Roll	9/26/2019
2019	101	FV	248,500	1200	1.09	431,300	681,000	681,000	Create Final value 2019	6/4/2019
2018	101	FV	249,400	500	1.09	431,300	681,200	681,200	Year End Roll	9/28/2017
2017	101	FV	242,400	500	1.09	418,700	661,600	661,600	Year End Roll	9/29/2016
2016	101	FV	237,700	500	1.09	418,700	656,900	656,900	Year End Roll	1/14/2016
2015	101	FV	235,300	500	1.09	354,700	590,500	590,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAND STEPHEN J	52431-476		3/19/2009	FAMILY		1	No	No		
BRAND STEPHEN J	29543-201		9/3/1998	CONVENIENC			No	No		
ROBERT V. GREEN	20881-393		11/26/1990		270,000		No	No		

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/14/2007	3682	RENOVATI	42,000	C				reno kit & 1/2 bat
11/23/1994	174	RENOVATI	40,000	C	12/11/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/17/2018	MEAS+INSPCTD	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS DENIED	100	
6/19/2007	MEAS DENIED	100	
12/4/2004	M&L COMPLETE	615	
1/16/1995	MEAS+INSPCTD	606	
12/11/1993	PERMIT VISIT	600	

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 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.	1.479	R2									561,952						562,000	

Total AC/HA: 1.08999	Total SF/SM: 47479.96	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	561,952	Spl Credit	Total:	562,000
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