



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FIELDING TR MARK F
Owner 2:	MACDOUGALL TR DIANE
Owner 3:	FIELDING MACDOUGALL TRUST
Street 1:	123 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	FIELDING - MARK F
Owner 2:	MACDOUGALL - DIANE
Street 1:	123 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains .88 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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

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		38332.6		SQUARE FE	PRIME SITE		0	8.	1.761	R2									539,998						540,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	271,400	200	0.880	540,000	811,600
Total Card	271,400	200	0.880	540,000	811,600
Total Parcel	271,400	200	0.880	540,000	811,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		496.57	/Parcel: 496.57

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	235,300	200	.88	489,400	724,900	724,900	Year End Roll	10/19/2021
2021	101	FV	221,600	200	.88	421,900	643,700	643,700	Year End Roll	10/15/2020
2020	101	FV	199,500	200	.88	428,600	628,300	628,300	Year End Roll	9/26/2019
2019	101	FV	194,400	200	.88	414,400	609,000	609,000	Create Final value 2019	6/4/2019
2018	101	FV	194,400	200	.88	414,400	609,000	609,000	Year End Roll	9/28/2017
2017	101	FV	191,000	200	.88	402,300	593,500	593,500	Year End Roll	9/29/2016
2016	101	FV	177,700	200	.88	402,300	580,200	580,200	Year End Roll	1/14/2016
2015	101	FV	171,400	200	.88	340,900	512,500	512,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FIELDING, MARK F	76761-281		1/22/2021	CONVENIENC	99	No	No	
Jacobs, George W	60021-402		9/17/2012		520,000	No	No	
VALLEAU PAMELA	48119-228		9/5/2006		535,250	No	No	
VALLEAU ROBERT	25915-417		12/21/1995	FAMILY		No	No	
DIEBBOLL, ROBER	25018-197		11/28/1994		297,500	No	No	
HOWLAND FAITH	15129-75		7/25/1983		150,000	No	No	

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/25/2021	R-21-0143	MANUAL	1,000	C	11/8/2021			Weatherization/air
6/15/2015	6118	RENO-ADD	85,700	C	2/4/2016			Expand kitchen int
4/29/2010	4435	MANUAL		C				remove shingles an

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2016	PERMIT VISIT	618	G BOURGAULT
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L EXTERIOR	615	
10/18/1995	MEAS+INSPCTD	607	
7/20/1995	INSPECTED	600	
7/17/1995	MEAS/EXT INS	600	
7/11/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

