



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	IVES TR KATHERINE C		
Owner 2:			
Owner 3:	BEDFORD ROAD REALTY TRUST		
Street 1:	70 BEDFORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-2029		Type:

**PREVIOUS OWNER**

Owner 1:	IVES KATHERINE C -		
Owner 2:	-		
Street 1:	70 BEDFORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-2029		

**NARRATIVE DESCRIPTION**

This Parcel contains 3.19 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1979, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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		80000		SQUARE FE	PRIME SITE		0	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									34,890						34,900	
101	ONE FAM		0.19		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,140						1,100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	659,200		3.190	776,000	1,435,200
Total Card	659,200		3.190	776,000	1,435,200
Total Parcel	659,200		3.190	776,000	1,435,200
Source:	Market Adj Cost		Total Value per SQ unit /Card:		448.71 /Parcel: 448.71

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

GIS Ref
GIS Ref
Insp Date
11/29/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	558,000	0	3.19	720,800	1,278,800	1,278,800	Year End Roll	10/19/2021
2021	101	FV	505,400	0	3.19	676,000	1,181,400	1,181,400	Year End Roll	10/15/2020
2020	101	FV	451,200	0	3.19	700,000	1,151,200	1,151,200	Year End Roll	9/26/2019
2019	101	FV	429,300	0	3.19	682,400	1,111,700	1,111,700	Create Final value 2019	6/4/2019
2018	101	FV	429,300	0	3.19	682,400	1,111,700	1,111,700	Year End Roll	9/28/2017
2017	101	FV	410,000	0	3.19	676,000	1,086,000	1,086,000	Year End Roll	9/29/2016
2016	101	FV	404,000	0	3.19	657,600	1,061,600	1,061,600	Year End Roll	1/14/2016
2015	101	FV	388,800	0	3.19	611,200	1,000,000	1,000,000	Year End	10/2/2014

Parcel ID 127 1 0

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
IVES KATHERINE	42817-22		5/18/2004	CONVENIENC		1	No	No
S. WILLIAM IVES	17602-354		11/12/1986	FAMILY			No	No

**TAX DISTRICT**

**PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
IVES KATHERINE	42817-22		5/18/2004	CONVENIENC		1	No	No		
S. WILLIAM IVES	17602-354		11/12/1986	FAMILY			No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/2/2022	SH-22-0004	MANUAL	28,000	C	3/23/2022			Replace gas furnac
8/31/2016	6545	WDK	50,000	C	5/30/2017			Construct a deck;
10/14/2015	6250	MANUAL	1,000	C				Sheet metal work f
7/15/2015	6167	ADDITION	90,000	C	5/30/2017			Extend living room
4/9/2008	3913	RENO-ADD	60,000	C	11/14/2008			full bmt addition
3/4/2008	3890	SHED	8,000	C	6/26/2008			construct 12x18 ga
1/7/2008	3868	MANUAL		C				wood burning stove
3/11/2004	2860	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/30/2017	PERMIT VISIT	618	G BOURGAULT
11/29/2012	MEAS+INSPECTD	618	G BOURGAULT
6/26/2008	MEAS/EXT INS	100	
6/26/2008	MEAS/EXT INS	100	
1/13/2001	M&L EXTERIOR	613	
1/20/1996	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

