



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DONOVAN TR NHI
Owner 2:	DONOVAN TR ADAM
Owner 3:	MARITAL NONEXEMPT TRUST I
Street 1:	76 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2029 Type:

PREVIOUS OWNER

Owner 1:	Donovan - Andrew E
Owner 2:	-
Street 1:	76 Bedford Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2029

NARRATIVE DESCRIPTION

This Parcel contains 2.41 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 Influ	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		0.573		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									17,190						17,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	365,000	16,900	2.410	757,200	1,139,100
Total Card	365,000	16,900	2.410	757,200	1,139,100
Total Parcel	365,000	16,900	2.410	757,200	1,139,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		524.45	/Parcel: 524.45

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	306,100	18800	2.41	702,000	1,026,900	1,026,900	Year End Roll	10/19/2021
2021	101	FV	296,600	18800	2.41	657,200	972,600	972,600	Year End Roll	10/15/2020
2020	101	FV	291,600	18800	2.41	681,200	991,600	991,600	Year End Roll	9/26/2019
2019	101	FV	286,900	18800	2.41	663,600	969,300	969,300	Create Final value 2019	6/4/2019
2018	101	FV	284,000	15600	2.41	663,600	963,200	963,200	Year End Roll	9/28/2017
2017	101	FV	279,000	15600	2.41	657,200	951,800	951,800	Year End Roll	9/29/2016
2016	101	FV	276,600	15600	2.41	638,800	931,000	931,000	Year End Roll	1/14/2016
2015	101	FV	269,200	23900	2.41	592,400	885,500	885,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Donovan,Andrew	60530-184		11/20/2012	DIVORCE/ESTA		1	No	No		estate death cert#60530 pg171
HERBERT BROWN	13582-575		11/14/1978		56,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/3/2015	6048	REMOVE	5,000	C				Demolish by fillin
11/21/2008	4102	RENOVATI	17,000	C	6/1/2009			kit reno,flooring

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	PERMIT VISIT	25	D ERSKINE
7/29/2008	MEAS+INSPCTD	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
12/8/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

