



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 67 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | LIE JR HENRY W |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 67 BEDFORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 3.941 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1842, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|--------------|-----|---------|------|--------|
| Z | LC | Historic Dst | | U | A | SEPTIC |
| o | R1 | Residential | 100 | 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 | 10.5 | 1.000 | R5 | | | | | | | | | 840,000 | | | | | | 840,000 | |
| 101 | ONE FAM | | 0.10586 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 3,176 | | | | | | 3,200 | |
| 132 | UNDEV | | 1.828 | | ACRES | CONS RESTR | 0.2 | 0 | 30,000. | 0.200 | R5 | | | | | | | | | 10,968 | | | | | | 11,000 | Cons Restr |
| 132 | UNDEV | | 0.171 | | ACRES | CONS RESTR | 0.2 | 0 | 30,000. | 0.200 | R5 | | | | | | | | | 1,026 | | | | | | 1,000 | Cons Restr, Wetlan |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|
| 101 | 551,300 | 36,300 | 1.942 | 843,200 | 1,430,800 |
| 132 | | | 1.999 | 12,000 | 12,000 |
| Total Card | 551,300 | 36,300 | 3.941 | 855,200 | 1,442,800 |
| Total Parcel | 551,300 | 36,300 | 3.941 | 855,200 | 1,442,800 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 346.97 | /Parcel: | 346.97 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | 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 | 478,100 | 40800 | 3.941 | 783,200 | 1,302,100 | 1,302,100 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 499,600 | 40800 | 3.941 | 815,200 | 1,355,600 | 1,355,600 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 508,200 | 40800 | 3.941 | 815,200 | 1,364,200 | 1,364,200 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 473,700 | 40800 | 3.941 | 812,000 | 1,326,500 | 1,326,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 473,700 | 40800 | 3.941 | 812,000 | 1,326,500 | 1,326,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 466,900 | 40800 | 3.941 | 812,000 | 1,319,700 | 1,319,700 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 453,700 | 40800 | 3.941 | 760,000 | 1,254,500 | 1,254,500 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 425,800 | 40800 | 3.941 | 704,800 | 1,171,400 | 1,171,400 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|----------------|-----------|------|-----------|-----------|------------|---|-----|-------|
| LIE HENRY | 27407-155 | | 6/23/1997 | FAMILY | | 1 | No | No |
| NUNES GEOFFREY | 22002-44 | | 5/4/1992 | | 400,000 | | No | No |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|----------|--------|-------|--------|-----|------------|----------|----------|----------------|
| 7/9/1998 | 1458 | POOL | 25,000 | C | 3/24/1999 | | | IG GUNITE POOL |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 1/7/2022 | INSPECTED | 5 | TB |
| 2/16/2017 | MEAS/EXT INS | 4 | JG |
| 7/29/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 1/13/2001 | M&L EXTERIOR | 613 | |
| 3/24/1999 | MEAS/EXT INS | 602 | |
| 10/12/1995 | MEAS+INSPCTD | 606 | |
| 7/5/1994 | FIELDREV CHG | 600 | |
| 6/1/1991 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

