

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITE CAROL K
Owner 2:	
Owner 3:	
Street 1:	38 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2037 Type:

PREVIOUS OWNER

Owner 1:	WHITE JAMES B -
Owner 2:	WHITE CAROL K -
Street 1:	38 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2037

NARRATIVE DESCRIPTION

This Parcel contains 3.763 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Infru	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		1.042		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									31,260						31,300	
101	ONE FAM		0.884		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,304						5,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	936,400	2,900	3.763	876,600	1,815,900
Total Card 936,400 2,900 3.763 876,600 1,815,900					
Total Parcel 936,400 2,900 3.763 876,600 1,815,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 537.57		/Parcel: 537.57	

Legal Description
right of way shared with parcel 134-3-0
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
12/07/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	776,500	4000	3.763	804,600	1,585,100	1,585,100	Year End Roll	10/19/2021
2021	101	FV	749,100	4000	3.763	836,600	1,589,700	1,589,700	Year End Roll	10/15/2020
2020	101	FV	770,900	4000	3.763	836,600	1,611,500	1,611,500	Year End Roll	9/26/2019
2019	101	FV	781,300	4000	3.763	833,400	1,618,700	1,618,700	Create Final value 2019	6/4/2019
2018	101	FV	781,300	4000	5.84	853,900	1,639,200	1,639,200	Year End Roll	9/28/2017
2017	101	FV	717,700	4000	5.84	853,900	1,575,600	1,575,600	Year End Roll	9/29/2016
2016	101	FV	693,700	4000	5.84	801,900	1,499,600	1,499,600	Year End Roll	1/14/2016
2015	101	FV	674,200	4000	5.84	746,700	1,424,900	1,424,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WHITE JAMES B,	52227-588		2/12/2009	FAMILY		No	No	
JAMES B. WHITE	14483-55		12/4/1981	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	5	TB
2/16/2017	MEAS+INSPCTD	4	JG
7/16/2008	MEAS+INSPCTD	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
10/11/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

