



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEBSTER ERIC T
Owner 2:	WEBSTER JOSEPH
Owner 3:	
Street 1:	19 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PONTIN - LAURA
Owner 2:	PONTIN - JOHAN
Street 1:	19 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1844, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 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 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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.193		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									5,790						5,800	
132	UNDEV		0.37		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									2,220						2,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	780,000	19,800	2.030	845,800	1,645,600
132			0.370	2,200	2,200
Total Card	780,000	19,800	2.400	848,000	1,647,800
Total Parcel	1,264,800	19,800	2.400	848,000	2,132,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	308.69	/Parcel:	284.57

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	2.4
Land Unit Type:	
Insp Date	12/06/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,075,800	19800	2.4	776,000	1,871,600	1,871,600	Year End Roll	10/19/2021
2021	101	FV	1,134,300	19800	2.4	808,000	1,962,100	1,962,100	Year End Roll	10/15/2020
2020	101	FV	1,119,700	19800	2.4	808,000	1,947,500	1,947,500	Year End Roll	9/26/2019
2019	101	FV	1,919,800	26600	2.4	804,800	2,751,200	2,751,200	Create Final value 2019	6/4/2019
2018	101	FV	1,919,800	26600	2.4	804,800	2,751,200	2,751,200	Year End Roll	9/28/2017
2017	101	FV	1,833,700	26600	2.4	804,800	2,665,100	2,665,100	Year End Roll	9/29/2016
2016	101	FV	1,794,300	26600	2.4	752,800	2,573,700	2,573,700	Year End Roll	1/14/2016
2015	101	FV	1,694,800	26600	2.4	697,600	2,419,000	2,419,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PONTIN,LAURA	74225-749		3/3/2020		1,787,500	No	No	
PONTIN,LAURA	55357-36		9/13/2010	FAMILY	100	No	No	
AZRACK JOSEPH F	54748-143		5/28/2010	MULTI-PARCEL	1,875,000	No	No	
BENJAMIN BRADLE	18294-455		7/6/1987		975,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/22/2022	R-22-0140	FENCE	6,000	O				Install 7' fence n
6/22/2022	R-22-0139	KITCHEN	40,000	O				Kitchen & bath rem
10/8/2021	R-21-0235	ROOF	40,000	O	10/13/2021			Strip & re-roof dw
7/13/2021	R-21-0163	RENOVATI	10,000	O				Repair/insulation
5/1/2020	SH-20-0008	SHEET MT	15,000	O				Sheet metal work t
4/23/2020	R-20-0063	BATH	47,500	O				Retile 2 small bat
4/14/2010	4418	ROOF		C				replace old roof w
1/17/2006	3343	DEMOLITI		C				dem tennis court a
10/7/2003	2788	ROOF		C				
7/3/2000	2020	RENOVATI	50,000	C	5/25/2001			carriage house

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2021	INSPECTED	5	TB
10/25/2011	MEAS/EXT INS	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	
11/2/2002	M&L EXTERIOR	615	
5/25/2001	MEAS+INSPCTD	615	
2/9/2001	M&L COMPLETE	610	
5/29/2000	MEAS/EXT INS	611	
6/2/1998	MEAS/EXT INS	602	
6/23/1997	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA

