



PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		BEDFORD LN, LINCOLN

OWNERSHIP

Owner 1:	LEVINE MITCHELL J
Owner 2:	
Owner 3:	
Street 1:	21 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1404 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.88 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1994, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.043		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									258						300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	954,600	500	1.880	760,300	1,715,400		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 352.16						/Parcel: 352.16	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	832,400	500	1.88	700,300	1,533,200	1,533,200	Year end	11/3/2022
2022	101	FV	731,200	800	1.88	633,100	1,365,100	1,365,100	Year End Roll	10/19/2021
2021	101	FV	662,100	800	1.88	560,300	1,223,200	1,223,200	Year End Roll	10/15/2020
2020	101	FV	590,900	800	1.88	560,300	1,152,000	1,152,000	Year End Roll	9/26/2019
2019	101	FV	562,200	800	1.88	542,700	1,105,700	1,105,700	Create Final value 2019	6/4/2019
2018	101	FV	562,200	800	1.88	542,700	1,105,700	1,105,700	Year End Roll	9/28/2017
2017	101	FV	551,400	800	1.88	512,300	1,064,500	1,064,500	Year End Roll	9/29/2016
2016	101	FV	543,400	800	1.88	497,100	1,041,300	1,041,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVINE MITCHELL	28563-447		5/8/1998	FAMILY	265,000	Yes	No			
GEFFEN, DAVID +	24363-447		3/16/1994		199,000	Yes	No			NEW HOME
ARMSTRONG FAMIL	22755-81		12/22/1992	SUBSEQUENT S	70,000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/7/2021	R-21-0205	ROOF	37,842	C	11/16/2021			Strip & re-roof 50
4/26/2011	4699	MANUAL	32,000	C				install solar elec
3/31/2006	3384	MANUAL	250	C				Construct tree hou
3/15/1994	438	NEW HOME	280,000	C	7/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2021	INSPECTED	5	TB
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
1/16/1996	MEAS+INSPCTD	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

