



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DORSEY E DEBORAH
Owner 2:	BURNS ROBERT W
Owner 3:	
Street 1:	17 BEDFORD LN
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 1.847 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	265,600		1.847	760,100	1,025,700
Total Card		265,600	1.847	760,100	1,025,700
Total Parcel		265,600	1.847	760,100	1,025,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 432.35		/Parcel: 432.35	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	12/06/21
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	229,600	0	1.847	700,100	929,700	929,700	Year end	11/3/2022
2022	101	FV	203,100	0	1.847	632,900	836,000	836,000	Year End Roll	10/19/2021
2021	101	FV	189,500	0	1.847	560,100	749,600	749,600	Year End Roll	10/15/2020
2020	101	FV	167,400	0	1.847	560,100	727,500	727,500	Year End Roll	9/26/2019
2019	101	FV	162,200	0	1.847	542,500	704,700	704,700	Create Final value 2019	6/4/2019
2018	101	FV	162,200	0	1.847	542,500	704,700	704,700	Year End Roll	9/28/2017
2017	101	FV	158,800	0	1.847	512,100	670,900	670,900	Year End Roll	9/29/2016
2016	101	FV	158,800	0	1.847	496,900	655,700	655,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ROSS MICHAEL J,	28678-431		6/8/1998		332,900	No	No	
BRAY, THOMAS P.	27254-072		4/30/1997	SUBSEQUENT S	280,000	No	No	
RICHARDS, RUTH	26204-416		4/5/1996	OTHER	232,750	No	No	
MARCIS, NANCY A	17279-90		8/6/1986		279,000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes
	DISTRESSOWNROUTSTATE

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/24/2006	3402	RENO-PLH	300	C				
10/26/1998	1560	MANUAL		C	4/9/1999			wood stove
5/18/1998	1421	RENOVATI	24,000	C	6/2/1998			
3/23/1998	1363	ROOF	5,900	C	6/2/1998			

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
6/30/1999	MEAS/EXT INS	602	
4/9/1999	MEAS+INSPCTD	600	
6/2/1998	MEAS/EXT INS	602	
10/30/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA

