

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!830!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALBERT JR RICHARD M		
Owner 2:			
Owner 3:			
Street 1:	190 BEDFORD ROAD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	WELCH TR - VERNON F		
Owner 2:	-		
Street 1:	190 BEDFORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-1500		

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2016, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40510		SQUARE FE	PRIME SITE		0	8.5	1.682	R2									579,301						579,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,132,000	38,900	0.930	579,300	1,750,200
Total Card	1,132,000	38,900	0.930	579,300	1,750,200
Total Parcel	1,132,000	38,900	0.930	579,300	1,750,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		454.36	/Parcel: 454.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,124,400	38900	.93	545,200	1,708,500	1,708,500	Year end	11/3/2022
2022	101	FV	1,022,900	900	.93	494,100	1,517,900	1,517,900	Year End Roll	10/19/2021
2021	101	FV	1,008,600	900	.93	426,000	1,435,500	1,435,500	Year End Roll	10/15/2020
2020	101	FV	1,048,100	900	.93	432,800	1,481,800	1,481,800	Year End Roll	9/26/2019
2019	101	FV	1,019,300	900	.93	418,500	1,438,700	1,438,700	Create Final value 2019	6/4/2019
2018	101	FV	1,019,300	900	.93	418,500	1,438,700	1,438,700	Year End Roll	9/28/2017
2017	101	FV	452,400	900	.93	406,200	859,500	859,500	Year End Roll	9/29/2016
2016	101	FV	23,800	900	.93	406,200	430,900	430,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WELCH TR,VERNON	63299-560		2/24/2014	CHD>SALE	450,000	No	No			
WELCH, VERNON F	20660-537		7/18/1990	FAMILY		No	No			Leatrice Welch death cert Bk63299 p

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/12/2015	6078	NEW HOME	300,000	C	4/18/2017			Construct new sing
1/20/2015	6001	DEMOLITI	15,000	C	5/29/2015			Demolish existing
7/22/2013	5482	DEMOLITI	14,000	C				demo interior only

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
6/16/2016	PERMIT VISIT	618	G BOURGAULT
5/29/2015	PERMIT VISIT	619	DH
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
10/17/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92998	Total SF/SM:	40509.93	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	579,301	SpI Credit	Total:	579,300
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