



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOORE TR GEOFFREY P
Owner 2:	GEOFFREY MOORE TRUST
Owner 3:	
Street 1:	176 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

PREVIOUS OWNER

Owner 1:	MOORE - GEOFFREY P
Owner 2:	-
Street 1:	176 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:				Topo		
D				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		40075		SQUARE FE	PRIME SITE		0	8.5	1.697	R2									578,191						578,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	214,000	5,500	0.920	578,200	797,700
Total Card		214,000	5,500	0.920	578,200
Total Parcel		214,000	5,500	0.920	578,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 524.80		/Parcel: 524.80	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	12/09/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	185,200	5500	.92	544,200	734,900	734,900	Year end	11/3/2022
2022	101	FV	163,800	5000	.92	493,200	662,000	662,000	Year End Roll	10/19/2021
2021	101	FV	151,500	5000	.92	425,100	581,600	581,600	Year End Roll	10/15/2020
2020	101	FV	149,000	5000	.92	431,900	585,900	585,900	Year End Roll	9/26/2019
2019	101	FV	147,800	5000	.92	417,700	570,500	570,500	Create Final value 2019	6/4/2019
2018	101	FV	145,600	3600	.92	417,700	566,900	566,900	Year End Roll	9/28/2017
2017	101	FV	135,300	3600	.92	405,400	544,300	544,300	Year End Roll	9/29/2016
2016	101	FV	134,100	3600	.92	405,400	543,100	543,100	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOORE ,GEOFFREY	76879-250		2/3/2021	CONVENIENC	99	No	No			
MOORE TR,GEOFFR	71990-287		12/10/2018	DIVORCE/ESTA	1	No	No			
MOORE GEOFF,	56894-148		5/24/2011	FAMILY	1	No	No			
WHATLEY ROBERT	31459-202		5/31/2000		369,000	No	No			
WHATLEY, ROBERT	19408-496		10/17/1988	FAMILY	1	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/8/2016	6527	KITCHEN	11,500	C	4/11/2017			Kitchen remodel
9/29/2011	4870	WINDOWS	3,897	C				replace one anders
11/2/2000	2121	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	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

