



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PENDERGAST TR EDWARD H
Owner 2:	C/O MICHAEL GERSTEIN
Owner 3:	BENCHMARK TRUST
Street 1:	58 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.5 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FE	PRIME SITE		0	12.4	1.000	R5									992,000						992,000	
130	LAND		1.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									46,290						46,300	
130	LAND		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									720						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			3.500	1,039,000	1,039,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	130	FV		0	3.5	887,000	887,000	887,000	Year end	11/3/2022
2022	130	FV		0	3.5	815,000	815,000	815,000	Year End Roll	10/19/2021
2021	130	FV		0	3.5	847,000	847,000	847,000	Year End Roll	10/15/2020
2020	130	FV		0	3.5	847,000	847,000	847,000	Year End Roll	9/26/2019
2019	130	FV		0	3.5	843,800	843,800	843,800	Create Final value 2019	6/4/2019
2018	130	FV		0	3.5	843,800	843,800	843,800	Year End Roll	9/28/2017
2017	130	FV		0	3.5	843,800	843,800	843,800	Year End Roll	9/29/2016
2016	130	FV		0	3.5	791,800	791,800	791,800	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARGILL, ROBERT	26343-594		5/24/1996	OTHER	1,523,650	Yes	No			36-12-0 ALSO SOLD
GARGILL MARION	16161-208		5/14/1985	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

