

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FAY ADRIAN A
Owner 2:	FAY MARIA T
Owner 3:	
Street 1:	24 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BLAKE THOMAS K TR -
Owner 2:	24 BEDFORD ROAD REALTY TRUST -
Street 1:	23 CENTRE AVE
Twn/City:	BELMONT
St/Prov:	MA Cntry
Postal:	02478

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1794, Having Primarily CLAPBOARD Exterior and SLATE Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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		80000		SQUARE FE	PRIME SITE		0	12.4	1.000	R5									992,000						992,000	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									4,890						4,900	

Total AC/HA:	1.99955	Total SF/SM:	87100.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	996,890	SpI Credit	Total:	996,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	1,759,900	4,500	2.000	996,900	2,761,300	1/8 interest in common land parcels 44-4-0 and 44-4-6
Total Card	1,759,900	4,500	2.000	996,900	2,761,300	Entered Lot Size
Total Parcel	1,759,900	4,500	2.000	996,900	2,761,300	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	405.78	/Parcel:	405.78	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,480,500	4500	2.	844,900	2,329,900	2,329,900	Year end	11/3/2022
2022	101	FV	1,275,800	4500	2.	772,900	2,053,200	2,053,200	Year End Roll	10/19/2021
2021	101	FV	1,396,400	4500	2.	804,900	2,205,800	2,205,800	Year End Roll	10/15/2020
2020	101	FV	1,486,600	4500	2.	804,900	2,296,000	2,296,000	Year End Roll	9/26/2019
2019	101	FV	1,483,900	4500	2.	801,700	2,290,100	2,290,100	Create Final value 2019	6/4/2019
2018	101	FV	1,483,900	4500	2.	801,700	2,290,100	2,290,100	Year End Roll	9/28/2017
2017	101	FV	1,341,000	4500	2.	801,700	2,147,200	2,147,200	Year End Roll	9/29/2016
2016	101	FV	1,297,400	4500	2.	749,700	2,051,600	2,051,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLAKE THOMAS K	55499-504		9/30/2010		1,825,000	No	No			
RUSSELL WILLIAM	50849-52		3/7/2008	PART INTERES		1	No	No		
RUSSELL WILLIAM	50849-50		3/7/2008	CHD>SALE	1,500,000	No	No			
MARGARET L. SMI	11693-327		6/19/1969		117,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/21/2010	4632	RENOVATI	5,000	C	7/15/2011			construct full bth
6/5/2008	3959	GARAGE	10,000	C	11/26/2008			14x22 attached gar
4/16/2008	3919	RENOVATI	3,000	C	5/22/2008			remove window and
3/13/2008	3893	RENOVATI	180,000	C	11/26/2008			Remodel kit & 5 bt

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2021	INSPECTED	5	TB
7/15/2011	MEAS/EXT INS	25	D ERSKINE
11/9/2010	MEAS+INSPCTD	618	G BOURGAULT
4/21/2009	PERMIT VISIT	25	D ERSKINE
5/22/2008	MEAS+INSPCTD	100	
3/3/2001	M&L EXTERIOR	610	
10/11/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	45 19 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/13/23	19:47:10

LAST REV

Date	Time
12/06/21	15:45:51
apro	
1321	

