

113

63

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

942,300 /

942,300 /

942,300 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

942,300 /

942,300 /

ASSESSed:

942,300 /

942,300 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOODWIN VIRGINIA HAFER
Owner 2:	GOODWIN JUSTIN
Owner 3:	
Street 1:	162 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

PREVIOUS OWNER

Owner 1:	BUCHAN TR - BARBARA C
Owner 2:	-
Street 1:	162 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This parcel contains .98 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1953, having primarily WOOD SHING Exterior and 3009 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		42688		SQUARE FE	PRIME SITE		0	8.76	1.61	R2									602,743						602,700	

Total AC/HA:	0.97998	Total SF/SM:	42688	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	602,743	SpI Credit	Total:	602,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.980	339,600		602,700	942,300
Total Card	0.980	339,600		602,700	942,300
Total Parcel	0.980	339,600		602,700	942,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		313.16	/Parcel: 313.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	321,300	0	.98	596,600	917,900		Year End Roll	12/2/2024
2024	101	FV	313,200	0	.98	584,900	898,100		Year end	11/9/2023
2023	101	FV	273,300	0	.98	550,500	823,800	823,800	Year end	11/3/2022
2022	101	FV	229,800	0	.98	498,800	728,600	728,600	Year End Roll	10/19/2021
2021	101	FV	210,800	0	.98	430,000	640,800	640,800	Year End Roll	10/15/2020
2020	101	FV	208,900	0	.98	436,900	645,800	645,800	Year End Roll	9/26/2019
2019	101	FV	189,900	0	.98	422,500	612,400	612,400	Create Final va	6/4/2019
2018	101	FV	190,000	0	.98	422,500	612,500	612,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCHAN TR, BARBA	64257-388		9/19/2014		666,000	No	No		
BUCHAN BARBARA	34722-434		2/1/2002	CONVENIENC	10	No	No		
BUCHAN, WILLIAM	19145-303		6/24/1988	FAMILY	129,150	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2022	R-22-0075	FINISH B	166,004	C	9/21/2022			Remodel existing f
9/29/2021	R-21-0229	RENO-ADD	67,800	C	11/3/2021			Enlarge rear deck
8/11/2020	R-20-0130	RENOVATI	150,000	C	11/18/2020			Living room, dinin
11/4/2011	4923	ROOF		C				strip & re-roof dw
4/29/2011	4707	MANUAL	2,269	C				air sealing and in
4/8/2011	4682	MANUAL	2,269	C				air sealing and in
5/28/2001	2239	MANUAL	4,500	C	5/25/2002			repair or replace
2/24/2000	1879	MANUAL	32,000	C	6/12/2000			bathroom & window
9/29/1999	1815	W/S FLUE	2,000	C	6/12/2000			wood stove 6/12/0

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2022	INFO FM PLAN	1	H M SCHEID
12/8/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/16/2009	MEAS/EXT INS	25	D ERSKINE
5/25/2002	MEAS+INSPCTD	613	
6/12/2000	MEAS+INSPCTD	611	
1/18/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	17 16 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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	15:21:00

LAST REV

Date	Time
04/22/24	10:26:51

apro	837
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ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

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