

113

62

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

813,800 /

813,800 /

813,800 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

813,800 /

813,800 /

ASSESSed:

813,800 /

813,800 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GAILEY TR TIMOTHY H
Owner 2:	GAILEY TR MARY ELLEN
Owner 3:	TIMOTHY GAILEY 2022 REVOC TRST
Street 1:	160 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1511 Type:

PREVIOUS OWNER

Owner 1:	GAILEY - TIMOTHY H
Owner 2:	-
Street 1:	160 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1511

NARRATIVE DESCRIPTION

This parcel contains 1.02 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1925, having primarily WOOD SHING Exterior and 2556 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 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		44431		SQUARE FE	PRIME SITE		0	8.76	1.56	R2									607,324						607,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.020	205,900	600	607,300	813,800
Total Card 1.020 205,900 600 607,300 813,800					
Total Parcel 1.020 205,900 600 607,300 813,800					
Source: Market Adj Cost		Total Value per SQ unit /Card:		318.34	/Parcel: 318.34

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	180,200	500	1.02	601,100	781,800		Year End Roll	12/2/2024
2024	101	FV	163,900	500	1.02	589,300	753,700		Year end	11/9/2023
2023	101	FV	162,800	500	1.02	554,600	717,900	717,900	Year end	11/3/2022
2022	101	FV	124,300	900	1.02	502,600	627,800	627,800	Year End Roll	10/19/2021
2021	101	FV	112,600	900	1.02	433,300	546,800	546,800	Year End Roll	10/15/2020
2020	101	FV	104,800	900	1.02	440,200	545,900	545,900	Year End Roll	9/26/2019
2019	101	FV	106,700	900	1.02	425,700	533,300	533,300	Create Final va	6/4/2019
2018	101	FV	106,700	900	1.02	425,700	533,300	533,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAILEY, TIMOTHY	82398-299		1/16/2024	CONVENIENC	99	No	No		
GAILEY, TIMOTHY	82398-291		1/16/2024	CONVENIENC	99	No	No		
KNOOP, CHRISTOP	13100-591		11/29/1976		68,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2015	6215	ROOF	4,500	C				Strip and re-roof
3/29/2011	4671	ROOF		C				strip & re-roof
6/17/1994	500-94	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/14/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
1/10/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 17 17 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:

Total AC/HA: 1.02000 Total SF/SM: 44431 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 2 Total: 607,324 Spl Credit Total: 607,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

