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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,098,900 / 1,098,900
USE VALUE: 1,098,900 / 1,098,900
ASSESSed: 1,098,900 / 1,098,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 176, , BEDFORD RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Postal, Type. Row 1: ZHENG ERICA JANE, STROPOLI SANTINO JAMES, 176 BEDFORD RD, LINCOLN, MA, 01773-1500

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal. Row 1: MOORE TR - GEOFFREY P, GEOFFREY MOORE TRUST - , 176 BEDFORD RD, LINCOLN, MA, 01773-1500

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily WOOD Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z, R-1, Single Fam, 100, water, A, SEPTIC

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101, ONE FAM, , 40075, SQUARE FE, PRIME SITE, , , 0, 9.98, 1.70, R3, , , , , , 678,865, , , , , , , 678,900, ,

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 0.920, 413,700, 6,300, 678,900, 1,098,900

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025, 101, FV, 216,400, 5500, .92, 589,800, 811,700, Year End Roll, 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: MOORE TR,GEOFFR, 82797-395, 5/22/2024, , 1,302,000, No, No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 6/18/2024, R-24-0120, SKYLIGHT, 13,928, C, Addition of 3 skyl

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 12/9/2021, INSPECTED, 5, TB

Sign: VERIFICATION OF VISIT NOT DATA



Table with columns: USER DEFINED, Prior Id # 1, Prior Id # 2, Prior Id # 3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio.

Total AC/HA: 0.92000 Total SF/SM: 40075 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 678,865 Spl Credit Total: 678,900

