

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOVERING TR EMILY B
Owner 2:	EMILY B LOVERING 1997 REV TRST
Owner 3:	
Street 1:	177 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1512 Type:

PREVIOUS OWNER

Owner 1:	LOVERING - EMILY B
Owner 2:	-
Street 1:	177 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1512

NARRATIVE DESCRIPTION

This parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1905, having primarily CLAPBOARD Exterior and 2266 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		80000		SQUARE FE	PRIME SITE		0	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.313		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									10,955						11,000	
101	ONE FAM		0.75		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									5,250						5,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	2.900	416,300	2,400	717,100	1,135,800	
Total Card		2.900	416,300	2,400	717,100	1,135,800
Total Parcel		2.900	416,300	2,400	717,100	1,135,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		501.24	/Parcel: 501.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	366,500	2300	2.9	709,900	1,078,700		Year End Roll	12/2/2024
2024	101	FV	359,700	2300	2.9	693,900	1,055,900		Year end	11/9/2023
2023	101	FV	357,500	2300	2.9	653,900	1,013,700	1,013,700	Year end	11/3/2022
2022	101	FV	310,500	3900	2.9	593,900	908,300	908,300	Year End Roll	10/19/2021
2021	101	FV	298,200	3900	2.9	513,900	816,000	816,000	Year End Roll	10/15/2020
2020	101	FV	279,600	3900	2.9	521,900	805,400	805,400	Year End Roll	9/26/2019
2019	101	FV	282,000	3900	2.9	505,100	791,000	791,000	Create Final va	6/4/2019
2018	101	FV	282,000	3900	2.9	505,100	791,000	791,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVERING,EMILY	82025-74		9/22/2023	CONVENIENC		1	No	No	
LOVERING TALBOT	36637-331		10/7/2002	CONVENIENC		1	No	No	
LARSON, ROBERT	13048-599		8/31/1976		70,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2018	7153	ROOF	13,388	C	10/16/2018			Repair damaged gyp
5/4/2011	4711	ROOF		C				strip & re-roof ma
6/30/2006	3467	TEMPORAR		C				tent
10/16/2003	2795	WDK	12,600	C	6/12/2004			deck with roof
5/15/2001	2230	WDK	6,000	C	5/25/2002			
5/25/1994	464-94	ROOF	1,500	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
5/17/2018	MEAS+INSPCTD	622	K Cuoco
9/29/2009	MEAS+INSPCTD	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	
5/25/2002	MEAS/EXT INS	613	
1/18/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	17 8 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	15:22:17

LAST REV

Date	Time
10/23/23	11:31:12

blakeley  
849

