

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLLISTER J SALLY BOSTON	
Owner 2:		
Owner 3:		
Street 1:	139 BEDFORD RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2700	Type:

PREVIOUS OWNER

Owner 1:	HOLLISTER WALTER M -	
Owner 2:	HOLLISTER J SALLY -	
Street 1:	139 BEDFORD RD	
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2700	Type:

NARRATIVE DESCRIPTION

This parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1951, having primarily CLAPBOARD Exterior and 7521 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									12,705						12,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.200	836,800	200	811,100	1,648,100
Total Card 2.200 836,800 200 811,100 1,648,100					
Total Parcel 2.200 836,800 200 811,100 1,648,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 219.13		/Parcel: 219.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	781,900	200	2.2	787,900	1,570,000		Year End Roll	12/2/2024
2024	101	FV	777,000	200	2.2	770,900	1,548,100		Year end	11/9/2023
2023	101	FV	669,900	200	2.2	710,900	1,381,000	1,381,000	Year end	11/3/2022
2022	101	FV	574,500	200	2.2	643,700	1,218,400	1,218,400	Year End Roll	10/19/2021
2021	101	FV	544,800	200	2.2	570,900	1,115,900	1,115,900	Year End Roll	10/15/2020
2020	101	FV	479,700	200	2.2	570,900	1,050,800	1,050,800	Year End Roll	9/26/2019
2019	101	FV	464,600	200	2.2	553,300	1,018,100	1,018,100	Create Final va	6/4/2019
2018	101	FV	464,600	200	2.2	553,300	1,018,100	1,018,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLLISTER WALTE	34851-184		2/19/2002	CONVENIENC		1	No	No	
	10337-55		8/19/1963		32,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2024	R-24-0192	WINDOWS	18,000	C				Window replacement
5/30/2023	R-23-0134	SHED	5,000	C				Remove & replace 8
1/10/2022	R-22-0006	BATH	29,507	O	4/25/2022			Bathroom remodel o
10/13/2020	R-20-0181	ROOF	16,200	C	10/28/2020			
7/24/1997	1240	ADDITION	240,000	C	3/27/1999			3/28/98 75%

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/27/1999	MEAS+INSPCTD	602	
3/28/1998	MEAS+INSPCTD	602	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	22 21 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:	

