

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BENSON MARK
Owner 2:	FARMER JOCELYN
Owner 3:	
Street 1:	135 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	VALPEY - JOHN B
Owner 2:	VALPEY - SUSAN D
Street 1:	135 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This parcel contains 1.82 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1950, having primarily WOOD SHING Exterior and 6124 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bd rms.

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		79279		SQUARE FE	PRIME SITE		0	8.76	1.01	R2									698,908						698,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.820	1,375,300	16,600	698,900	2,090,800
Total Card 1.820 1,375,300 16,600 698,900 2,090,800					
Total Parcel 1.820 1,375,300 16,600 698,900 2,090,800					
Source: Market Adj Cost		Total Value per SQ unit /Card:		341.44	/Parcel: 341.44

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,290,100	15600	1.82	691,700	1,997,400		Year End Roll	12/2/2024
2024	101	FV	1,245,900	15600	1.82	678,200	1,939,700		Year end	11/9/2023
2023	101	FV	1,085,400	15600	1.82	638,300	1,739,300	1,739,300	Year end	11/3/2022
2022	101	FV	950,400	11500	1.82	578,400	1,540,300	1,540,300	Year End Roll	10/19/2021
2021	101	FV	917,100	11500	1.82	498,600	1,427,200	1,427,200	Year End Roll	10/15/2020
2020	101	FV	817,600	11500	1.82	506,600	1,335,700	1,335,700	Year End Roll	9/26/2019
2019	101	FV	817,300	11500	1.82	489,900	1,318,700	1,318,700	Create Final va	6/4/2019
2018	101	FV	799,200	900	1.82	489,900	1,290,000	1,290,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALPEY,JOHN B	80755-84		9/26/2022		1,910,000	No	No		
YOUNG LEE A + J	23989-490		12/3/1993		407,500	No	No		
BONIA WALTER J	14280-227		5/5/1981		160,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2002	2602	RENO-ADD	500,000	C	5/15/2004			2 add & reno inter

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
6/21/2003	MEAS+INSPCTD	615	
11/6/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA



Parcel ID 119 45 0

Insp Date 12/08/21

!898!

PRINT Date Time 09/26/25 15:27:24

LAST REV Date Time 10/03/22 14:25:44

blakeley 898

PAT ACCT.

Prior Id # 1: 22 22 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:

