



PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		BEDFORD LN, LINCOLN

OWNERSHIP

Owner 1:	MUSCOLO GABRIELLA
Owner 2:	
Owner 3:	
Street 1:	27 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1404 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.24 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									8,490						8,500	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									720						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	341,600		2.240	569,200	910,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 339.98						/Parcel: 339.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	339,000	0	2.24	569,200	908,200	908,200	Year End Roll	9/26/2019
2019	101	FV	322,800	0	2.24	551,600	874,400	874,400	Create Final value 2019	6/4/2019
2018	101	FV	322,800	0	2.24	551,600	874,400	874,400	Year End Roll	9/28/2017
2017	101	FV	314,800	0	2.24	521,200	836,000	836,000	Year End Roll	9/29/2016
2016	101	FV	309,400	0	2.24	506,000	815,400	815,400	Year End Roll	1/14/2016
2015	101	FV	306,700	0	2.24	469,200	775,900	775,900	Year End	10/2/2014
2014	101	FV	287,900	0	2.24	421,200	709,100	709,100	Year End Roll	1/23/2014
2013	101	FV	282,500	0	2.24	409,200	691,700	691,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARCUS FRED	22431-497		9/25/1992		325000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/23/2013	5485	MANUAL	17,618	C				sheet metal work f
10/3/2001	2363	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
5/18/1996	MEAS+INSPCTD	606	
1/19/1996	MISSED APPT	606	
6/14/1994	FIELDREV CHG	600	
12/19/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

