



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DYCK VERNON
Owner 2:	CARPENTER VALERIE
Owner 3:	
Street 1:	128 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2707 Type:

PREVIOUS OWNER

Owner 1:	MARINO KENNETH J -
Owner 2:	MARINO KELLEY A -
Street 1:	128 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2707

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1956, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		40075		SQUARE FE	PRIME SITE		0	6.25	1.697	R2									425,141						425,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	325,200		0.920	425,100	750,300	476	0
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18
Total Card			325,200	0.920	425,100	750,300	Entered Lot Size
Total Parcel			325,200	0.920	425,100	750,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		263.03	/Parcel:	263.03	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,300	0	.92	431,900	754,200	754,200	Year End Roll	9/26/2019
2019	101	FV	294,000	0	.92	417,700	711,700	711,700	Create Final value 2019	6/4/2019
2018	101	FV	294,000	0	.92	417,700	711,700	711,700	Year End Roll	9/28/2017
2017	101	FV	291,100	0	.92	405,400	696,500	696,500	Year End Roll	9/29/2016
2016	101	FV	288,300	0	.92	405,400	693,700	693,700	Year End Roll	1/14/2016
2015	101	FV	282,600	0	.92	343,500	626,100	626,100	Year End	10/2/2014
2014	101	FV	271,300	0	.92	308,100	579,400	579,400	Year End Roll	1/23/2014
2013	101	FV	265,600	0	.92	299,300	564,900	564,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARINO KENNETH	31759-316		8/28/2000		460000	No	No			
GARDEN MANAGEME	21686-106		1/16/1992	BANKRUPTCY	199000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/26/2001	2404	W/S FLUE		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L EXTERIOR	615	
10/16/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 2	Total:	425,141	SpI Credit:		Total:	425,100
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