

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GERTZ DWIGHT L
Owner 2:	WELLES VIRGINIA C
Owner 3:	
Street 1:	42 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2037 Type:

PREVIOUS OWNER

Owner 1:	GERTZ - DWIGHT L
Owner 2:	WELLES - VIRGINIA C
Street 1:	42 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2037

NARRATIVE DESCRIPTION

This Parcel contains 3.27 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1978, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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:				Topo		
D				Street	1	PAVED
s				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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									34,890						34,900	
101	ONE FAM		0.27		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,620						1,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	451,900	500	3.270	836,500	1,288,900
Total Card	451,900	500	3.270	836,500	1,288,900
Total Parcel	451,900	500	3.270	836,500	1,288,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	320.96	/Parcel:	320.96

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
02/16/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	410,800	500	3.27	836,500	1,247,800	1,247,800	Year End Roll	9/26/2019
2019	101	FV	382,100	500	3.27	833,300	1,215,900	1,215,900	Create Final value 2019	6/4/2019
2018	101	FV	382,100	500	3.27	833,300	1,215,900	1,215,900	Year End Roll	9/28/2017
2017	101	FV	382,100	500	3.27	833,300	1,215,900	1,215,900	Year End Roll	9/29/2016
2016	101	FV	378,000	500	3.27	781,300	1,159,800	1,159,800	Year End Roll	1/14/2016
2015	101	FV	361,600	500	3.27	726,100	1,088,200	1,088,200	Year End	10/2/2014
2014	101	FV	357,500	500	3.27	716,500	1,074,500	1,074,500	Year End Roll	1/23/2014
2013	101	FV	349,300	500	3.27	696,500	1,046,300	1,046,300	Year End Roll	10/25/2012

Parcel ID 134 5 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GERTZ,DWIGHT L	65050-137		3/13/2015	CONVENIENC		1	No	No
GRAY, LESLIE M	26434-256		6/25/1996		720000	No	No	
GORDON DORIS S	23664-329		9/17/1993		650000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/5/2018	7188	MANUAL	10,477	C	12/10/2018			install solar hot
12/18/2012	5277	SOLAR PA	36,000	C				install roof mount

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2017	MEAS/EXT INS	4	JG
7/16/2008	MEAS/EXT INS	25	D ERSKINE
3/2/2001	M&L COMPLETE	613	
5/1/1997	MEAS/EXT INS	600	
10/11/1995	MEAS/EXT INS	607	
6/1/1994	FIELDREV CHG	600	
11/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.26955	Total SF/SM:	142421.61	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	836,510	Spl Credit	Total:	836,500
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	45 21 2
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:	

PRINT

Date	Time
10/22/20	16:45:44

LAST REV

Date	Time
05/24/19	11:25:46

blakeley 1327

