



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FLINT TR EPHRAIM B
Owner 2:	WEIR TR MARGARET M
Owner 3:	CHARLES I REAL ESTATE TRUST
Street 1:	PO BOX 6034
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 6.23 ACRES of land mainly classified as 017 with a(n) ANTIQUE Building Built about 1834, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 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	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		44107		SQUARE FE	PRIME SITE		0	10.	1.570	R5									692,321						692,300	
713	HAY/GRN		5.217		ACRES	AGRICULTURA		0	30,000.	1.000	R5									156,510		196				1,023	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	262,000		1.013	692,300	954,300
713			5.217	1,023	1,023
Total Card	262,000		6.230	693,323	955,323
Total Parcel	262,000		6.230	693,323	955,323
Source:	Market Adj Cost	Total Value per SQ unit /Card:		364.91	/Parcel: 364.91

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	02/27/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	017	FV	266,500	0	6.23	848,810	1,115,310	959,802	Year End Roll	9/26/2019
2019	017	FV	259,800	0	6.23	846,110	1,105,910	950,402	Create Final value 2019	6/4/2019
2018	017	FV	259,800	0	6.23	846,110	1,105,910	950,443	Year End Roll	9/28/2017
2017	017	FV	257,300	1400	6.23	846,110	1,104,810	949,474	Year End Roll	9/29/2016
2016	017	FV	255,100	1400	6.23	801,110	1,057,610	902,039	Year End Roll	1/14/2016
2015	017	FV	239,400	1400	6.23	753,310	994,110	838,539	Year End	10/2/2014
2014	017	FV	228,200	1400	7.054	836,510	1,066,110	910,539	Year End Roll	1/23/2014
2013	017	FV	221,400	1400	6.299	729,804	952,604	794,952	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHAPIN BERTHA	15943 205		12/26/1984	OTHER		1	No	No		PROBATE DOC #90P4476
BERTHA CHAPIN	6751-5		3/23/1944	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/5/2007	3810	RENOVATI	38,500	C	5/29/2008			replace existing p
12/2/2003	2829	SHED		C	6/12/2004			sugar shack shed
3/9/2000	1885	MANUAL	5,000	C	6/19/2000			bathroom 6/19/00
2/8/2000	1876	MANUAL		C	6/19/2000			floor replacement

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
5/29/2008	MEAS/EXT INS	100	
6/12/2004	MEAS/EXT INS	615	
6/19/2000	MEAS+INSPCTD	611	
1/12/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

