

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIRCHES SCHOOL, INC
Owner 2:	
Owner 3:	
Street 1:	100 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA Own Occ: Y
Postal:	01773-2029 Type:

PREVIOUS OWNER

Owner 1:	WANG - AN
Owner 2:	WANG - LORRAINE C
Street 1:	100 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773-2029

NARRATIVE DESCRIPTION

This parcel contains 3.91 ACRES of land mainly classified as PSCHOOL with a CAPE Building built about 1941, having primarily CLAPBOARD Exterior and 6393 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 2 Bdrms.

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
904	PSCHOOL		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
904	PSCHOOL		2.0735		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									72,573						72,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
904	3.910	1,544,600	8,000	871,000	2,423,600
Total Card 3.910 1,544,600 8,000 871,000 2,423,600					
Total Parcel 3.910 1,544,600 8,000 871,000 2,423,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 379.10		/Parcel: 379.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	904	FV	1,444,700	7500	3.91	847,800	2,300,000		Year End Roll	12/2/2024
2024	904	FV	1,395,200	7500	3.91	822,200	2,224,900		Year end	11/9/2023
2023	905	FV	1,213,900	7500	3.91	762,200	1,983,600	1,983,600	Year end	11/3/2022
2022	905	FV	1,049,600	10000	3.91	695,000	1,754,600	1,754,600	Year End Roll	10/19/2021
2021	905	FV	1,012,000	10000	3.91	622,200	1,644,200	1,644,200	Year End Roll	10/15/2020
2020	905	FV	900,800	10000	3.91	622,200	1,533,000	1,533,000	Year End Roll	9/26/2019
2019	905	FV	900,100	10000	3.91	604,600	1,514,700	1,514,700	Create Final va	6/4/2019
2018	905	FV	900,100	10000	2.62	565,900	1,476,000	1,476,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG,AN	68472-325		11/15/2016	INVOLV CHARI	1,922,790	No	No		
	8835-449		10/1/1956		32,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2021	MEC-21-001	MANUAL	133,000	O				Install 4 Mitsubis
8/10/2021	SH-21-0008	SHEET MT	133,000	O				Sheet metal work f
5/6/2021	C-21-0018	RENO-ADD	678,000	O	11/2/2021			32,000 sq. ft. cla
10/29/2020	SH-20-0022	SHEET MT	950	O	11/30/2020			Sheet metal work f
6/15/2020	C-20-0007	RENO-ADD	150,000	O	9/1/2020			Construct new 20 x
10/20/2017	6893	SHEET MT	74,000	C				Sheet metal work f
9/5/2017	6836	RENO-ADD	1,300,000	C	9/13/2018			Construct addition
6/13/2017	6774	DEMOLITI	15,000	C				Interior demolitio
4/18/2017	6722	DEMOLITI	3,500	C	5/30/2017			Demolish existing

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2017	PERMIT VISIT	618	G BOURGAULT
1/5/2017	MEAS+INSPCTD	4	JG
7/29/2008	MEAS+INSPCTD	25	D ERSKINE
3/15/2001	M&L COMPLETE	613	
10/12/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	29 24 1
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:	

