

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	IVES TR KATHERINE C
Owner 2:	
Owner 3:	BEDFORD ROAD REALTY TRUST
Street 1:	70 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2029 Type:

PREVIOUS OWNER

Owner 1:	IVES KATHERINE C -
Owner 2:	-
Street 1:	70 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2029

NARRATIVE DESCRIPTION

This parcel contains 3.19 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1979, having primarily CLAPBOARD Exterior and 3199 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400					958,400		
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									40,705					40,700		
101	ONE FAM		0.19		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,330					1,300	Wetland	

Total AC/HA:	3.18955	Total SF/SM:	138937	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,000,435	SpI Credit	Total:	1,000,400
--------------	---------	--------------	--------	-------------	-----	---------	---------------	-----------	--------	-----------	------------	--------	-----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.190	810,200		1,000,400	1,810,600
Total Card		3.190	810,200	1,000,400	1,810,600
Total Parcel		3.190	810,200	1,000,400	1,810,600
Source:		Market Adj Cost	Total Value per SQ unit /Card: 566.08		/Parcel: 566.08

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	759,700	0	3.19	972,400	1,732,100		Year End Roll	12/2/2024
2024	101	FV	755,300	0	3.19	948,000	1,703,300		Year end	11/9/2023
2023	101	FV	659,200	0	3.19	776,000	1,435,200	1,435,200	Year end	11/3/2022
2022	101	FV	558,000	0	3.19	720,800	1,278,800	1,278,800	Year End Roll	10/19/2021
2021	101	FV	505,400	0	3.19	676,000	1,181,400	1,181,400	Year End Roll	10/15/2020
2020	101	FV	451,200	0	3.19	700,000	1,151,200	1,151,200	Year End Roll	9/26/2019
2019	101	FV	429,300	0	3.19	682,400	1,111,700	1,111,700	Create Final va	6/4/2019
2018	101	FV	429,300	0	3.19	682,400	1,111,700	1,111,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IVES KATHERINE	42817-22		5/18/2004	CONVENIENC		1	No	No	
S. WILLIAM IVES	17602-354		11/12/1986	FAMILY			No	No	

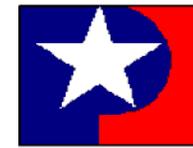
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2022	SH-22-0004	MANUAL	28,000	C	3/23/2022			Replace gas furnac
8/31/2016	6545	WDK	50,000	C	3/6/2018			Construct a deck;
10/14/2015	6250	MANUAL	1,000	C				Sheet metal work f
7/15/2015	6167	ADDITION	90,000	C	3/6/2018			Extend living room
4/9/2008	3913	RENO-ADD	60,000	C	11/14/2008			full bmt addition
3/4/2008	3890	SHED	8,000	C	6/26/2008			construct 12x18 ga
1/7/2008	3868	MANUAL		C				wood burning stove
3/11/2004	2860	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2017	PERMIT VISIT	618	G BOURGAULT
11/29/2012	MEAS+INSPCTD	618	G BOURGAULT
6/26/2008	MEAS/EXT INS	100	
6/26/2008	MEAS/EXT INS	100	
1/13/2001	M&L EXTERIOR	613	
1/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	36 12 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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	16:00:52

LAST REV

Date	Time
06/22/22	15:24:54

blakeley
1212

blakeley
1212

