

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,460,300 / 1,460,300
 USE VALUE: 1,460,300 / 1,460,300
 ASSESSED: 1,460,300 / 1,460,300



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DONOVAN TR NHI
Owner 2:	DONOVAN TR ADAM
Owner 3:	MARITAL NONEXEMPT TRUST I
Street 1:	76 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2029 Type:

PREVIOUS OWNER

Owner 1:	Donovan - Andrew E
Owner 2:	-
Street 1:	76 Bedford Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2029

NARRATIVE DESCRIPTION

This parcel contains 2.41 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1979, having primarily WOOD Exterior and 2172 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		0.573		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									20,055						20,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.410	463,700	18,100	978,500	1,460,300
Total Card 2.410 463,700 18,100 978,500 1,460,300					
Total Parcel 2.410 463,700 18,100 978,500 1,460,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 672.33		/Parcel: 672.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	427,600	16900	2.41	950,500	1,395,000		Year End Roll	12/2/2024
2024	101	FV	422,800	16900	2.41	929,200	1,368,900		Year end	11/9/2023
2023	101	FV	365,000	16900	2.41	757,200	1,139,100	1,139,100	Year end	11/3/2022
2022	101	FV	306,100	18800	2.41	702,000	1,026,900	1,026,900	Year End Roll	10/19/2021
2021	101	FV	296,600	18800	2.41	657,200	972,600	972,600	Year End Roll	10/15/2020
2020	101	FV	291,600	18800	2.41	681,200	991,600	991,600	Year End Roll	9/26/2019
2019	101	FV	286,900	18800	2.41	663,600	969,300	969,300	Create Final va	6/4/2019
2018	101	FV	284,000	15600	2.41	663,600	963,200	963,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Donovan,Andrew	60530-184		11/20/2012	DIVORCE/ESTA		1	No	No	estate death cert#60530 pg171
HERBERT BROWN	13582-575		11/14/1978		56,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2015	6048	REMOVE	5,000	C				Demolish by fillin
11/21/2008	4102	RENOVATI	17,000	C	1/8/2010			kit reno,flooring

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	PERMIT VISIT	25	D ERSKINE
7/29/2008	MEAS+INSPCTD	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
12/8/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

