

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YOUNG ANNE	
Owner 2:		
Owner 3:		
Street 1:	41 BEDFORD RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-2014	Own Occ: Y

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1780, having primarily CLAPBOARD Exterior and 4640 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.563		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									19,705						19,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.400	1,117,600	9,300	1,062,100	2,189,000
<b>Total Card</b>					
<b>Total Parcel</b>					
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,054,400	8800	2.4	1,031,700	2,094,900		Year End Roll	12/2/2024
2024	101	FV	1,007,500	8800	2.4	1,008,900	2,025,200		Year end	11/9/2023
2023	101	FV	861,900	8800	2.4	856,900	1,727,600	1,727,600	Year end	11/3/2022
2022	101	FV	740,600	12500	2.4	784,900	1,538,000	1,538,000	Year End Roll	10/19/2021
2021	101	FV	790,600	12500	2.4	816,900	1,620,000	1,620,000	Year End Roll	10/15/2020
2020	101	FV	801,900	12500	2.4	816,900	1,631,300	1,631,300	Year End Roll	9/26/2019
2019	101	FV	807,400	12500	2.4	813,700	1,633,600	1,633,600	Create Final va	6/4/2019
2018	101	FV	807,400	12500	2.4	813,700	1,633,600	1,633,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERT C. WOOD	13251-102		8/1/1977		139,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2022	MEC-22-001	MECHANIC	48,630	C				Install air handle
9/17/2009	4273	WDK	6,500	C				replace rotted pos
4/16/2009	4152	ROOF		C				strip & re-roof ma
9/28/2005	3281	ROOF		C				
9/10/1998	1515	RENOVATI	92,000	C	3/24/1999			apartment into exe

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	5	TB
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
3/24/1999	MEAS+INSPCTD	602	
1/27/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	45 10 0
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	16:10:18

LAST REV

Date	Time
10/27/22	11:51:53

blakeley  
1307

blakeley  
1307

