

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACLACHLAN LARA S
Owner 2:	MACLACHLAN JOHN A
Owner 3:	
Street 1:	49 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2014 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY - BRIAN T
Owner 2:	BJORKLUND - ABBE E
Street 1:	49 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2014

NARRATIVE DESCRIPTION

This parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1790, having primarily CLAPBOARD Exterior and 2468 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		45738		SQUARE FE	PRIME SITE		0	11.98	1.52	R4									835,265						835,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.050	550,100	6,800	835,300	1,392,200
Total Card	1.050	550,100	6,800	835,300	1,392,200
Total Parcel	1.050	550,100	6,800	835,300	1,392,200
Source:	Market Adj Cost	Total Value per SQ unit /Card: 564.10		/Parcel: 564.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	492,600	6300	1.05	810,900	1,309,800		Year End Roll	12/2/2024
2024	101	FV	483,700	6300	1.05	794,800	1,284,800		Year end	11/9/2023
2023	101	FV	406,600	6300	1.05	644,900	1,057,800	1,057,800	Year end	11/3/2022
2022	101	FV	355,700	6300	1.05	596,800	958,800	958,800	Year End Roll	10/19/2021
2021	101	FV	370,700	6300	1.05	557,800	934,800	934,800	Year End Roll	10/15/2020
2020	101	FV	376,700	6300	1.05	578,700	961,700	961,700	Year End Roll	9/26/2019
2019	101	FV	351,600	6300	1.05	563,300	921,200	921,200	Create Final va	6/4/2019
2018	101	FV	351,600	6300	1.05	563,300	921,200	921,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY ,BRIAN	67534-216		6/29/2016		957,000	No	No		
Pugh III,Alexan	61303-476		2/28/2013		794,500	No	No		
LEONARD LARRABE	11389-651		9/1/1967		49,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2025	P-25-0020	BATH	9,000					
2/6/2025	R-25-0033	BATH	25,000	C				
2/3/2025	E-25-0045	BATH	1,750					
7/27/2021	R-21-0182	MANUAL	2,795	C			Insulate attic	
10/3/2018	7221	ROOF	4,000	C			Strip & re-roof pa	
4/23/2018	7034	BATH	4,000	C	9/7/2018		Renovate bathroom	
3/6/2018	6998	WINDOWS	28,000	C			Replace windows pe	
1/29/2018	6966	MANUAL	4,000	C	4/4/2018		Reinforce family r	
9/7/2016	6550	MANUAL	3,168	C			Chimney repair, va	
9/3/2015	6217	WINDOWS	1,000	C	10/16/2015		Amend permit #6199	

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	5	TB
1/16/2019	PERMIT VISIT	622	K Cuoco
5/29/2015	PERMIT VISIT	619	DH
3/4/2014	SALES INSP	618	G BOURGAULT
7/16/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
10/13/1995	MEAS+INSPCTD	607	
10/13/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	45 8 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:	

