

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEBSTER ERIC T
Owner 2:	WEBSTER JOSEPH
Owner 3:	
Street 1:	19 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PONTIN - LAURA
Owner 2:	PONTIN - JOHAN
Street 1:	19 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1844, having primarily CLAPBOARD Exterior and 5338 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bd rms.

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		0.193		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									6,755					6,800		
132	UNDEV		0.37		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									2,590					2,600	Cons Restr	

Total AC/HA:	2.39955	Total SF/SM:	104524	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,051,745	SpI Credit	Total:	1,051,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	0.370			2,600	2,600	
101	2.030	1,008,400	21,100	1,049,200	2,078,700	
Total Card		2.400	1,008,400	21,100	1,051,800	2,081,300
Total Parcel		2.400	1,578,300	21,100	1,051,800	2,651,200
Source:		Market Adj Cost	Total Value per SQ unit /Card:		389.90	/Parcel: 353.78

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,447,200	19800	2.4	1,021,400	2,488,400		Year End Roll	12/2/2024
2024	101	FV	1,419,700	19800	2.4	1,000,000	2,439,500		Year end	11/9/2023
2023	101	FV	1,264,800	19800	2.4	848,000	2,132,600	2,132,600	Year end	11/3/2022
2022	101	FV	1,075,800	19800	2.4	776,000	1,871,600	1,871,600	Year End Roll	10/19/2021
2021	101	FV	1,134,300	19800	2.4	808,000	1,962,100	1,962,100	Year End Roll	10/15/2020
2020	101	FV	1,119,700	19800	2.4	808,000	1,947,500	1,947,500	Year End Roll	9/26/2019
2019	101	FV	1,919,800	26600	2.4	804,800	2,751,200	2,751,200	Create Final va	6/4/2019
2018	101	FV	1,919,800	26600	2.4	804,800	2,751,200	2,751,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PONTIN,LAURA	74225-749		3/3/2020		1,787,500	No	No		
PONTIN,LAURA	55357-36		9/13/2010	FAMILY	100	No	No		
AZRACK JOSEPH F	54748-143		5/28/2010	MULTI-PARCEL	1,875,000	No	No		
BENJAMIN BRADLE	18294-455		7/6/1987		975,000	No	No		

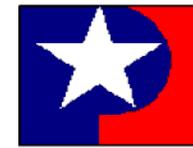
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2025	E-25-0066		2,500	C				
12/2/2024	R-24-231			C				
12/2/2024	R-24-230		5,000	C				
6/22/2022	R-22-0140	FENCE	6,000	O	12/9/2022			Install 7' fence n
6/22/2022	R-22-0139	KITCHEN	40,000	O	12/9/2022			Kitchen & bath rem
10/8/2021	R-21-0235	ROOF	40,000	O	10/13/2021			Strip & re-roof dw
7/13/2021	R-21-0163	RENOVATI	10,000	O	12/9/2022			Repair/insulation
5/1/2020	SH-20-0008	SHEET MT	15,000	O				Sheet metal work t
4/23/2020	R-20-0063	BATH	47,500	O	12/9/2022			Retile 2 small bat
4/14/2010	4418	ROOF		C				replace old roof w

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2021	INSPECTED	5	TB
10/25/2011	MEAS/EXT INS	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	
11/2/2002	M&L EXTERIOR	615	
5/25/2001	MEAS+INSPCTD	615	
2/9/2001	M&L COMPLETE	610	
5/29/2000	MEAS/EXT INS	611	
6/2/1998	MEAS/EXT INS	602	
6/23/1997	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	53 13 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:	

!1466!

PRINT

Date	Time
09/26/25	16:29:07

LAST REV

Date	Time
07/09/25	13:48:01

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