



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21		BEDFORD LN, LINCOLN

**OWNERSHIP**

Owner 1:	LEVINE MITCHELL J
Owner 2:	
Owner 3:	
Street 1:	21 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1404 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.88 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1994, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.043		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									258						300	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	562,200	800	1.880	542,700	1,105,700		0
							GIS Ref
							GIS Ref
Total Card	562,200	800	1.880	542,700	1,105,700	Entered Lot Size	
Total Parcel	562,200	800	1.880	542,700	1,105,700	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 226.99		/Parcel: 226.99			Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	562,200	800	1.88	542,700	1,105,700	1,105,700	Year End Roll	9/28/2017
2017	101	FV	551,400	800	1.88	512,300	1,064,500	1,064,500	Year End Roll	9/29/2016
2016	101	FV	543,400	800	1.88	497,100	1,041,300	1,041,300	Year End Roll	1/14/2016
2015	101	FV	522,300	800	1.88	460,300	983,400	983,400	Year End	10/2/2014
2014	101	FV	518,700	1700	1.88	412,300	932,700	932,700	Year End Roll	1/23/2014
2013	101	FV	508,000	1700	1.88	400,300	910,000	910,000	Year End Roll	10/25/2012
2012	101	FV	508,000	1700	1.88	440,300	950,000	950,000	Year End	1/26/2012
2011	101	FV	518,700	1700	1.88	447,500	967,900	967,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVINE MITCHELL	28563-447		5/8/1998	FAMILY	265000	Yes	No			
GEFFEN, DAVID +	24363-447		3/16/1994		199000	Yes	No			NEW HOME
ARMSTRONG FAMIL	22755-81		12/22/1992	SUBSEQUENT S	70000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/26/2011	4699	MANUAL	32,000	C				install solar elec
3/31/2006	3384	MANUAL	250	C				Construct tree hou
3/15/1994	438	NEW HOME	280,000	C	7/17/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
1/16/1996	MEAS+INSPCTD	606	J SMITH
7/17/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

