

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHALEN DAVID
Owner 2:	
Owner 3:	
Street 1:	154 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1511 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1945, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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		40075		SQUARE FE	PRIME SITE		0	6.78	1.697	R3									461,193						461,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	310,400	1,500	0.920	461,200	773,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 276.92						/Parcel: 276.92	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	310,400	1300	.92	461,200	772,900	772,900	Year End Roll	9/28/2017
2017	101	FV	304,700	1300	.92	435,300	741,300	741,300	Year End Roll	9/29/2016
2016	101	FV	304,700	1300	.92	422,400	728,400	728,400	Year End Roll	1/14/2016
2015	101	FV	293,200	1300	.92	391,100	685,600	685,600	Year End	10/2/2014
2014	101	FV	290,400	1300	.92	350,300	642,000	642,000	Year End Roll	1/23/2014
2013	101	FV	284,700	1300	.92	340,100	626,100	626,100	Year End Roll	10/25/2012
2012	101	FV	381,300	1300	.92	272,100	654,700	654,700	Year End	1/26/2012
2011	101	FV	401,900	1300	.92	275,500	678,700	678,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHALEN, EST. OF	24336-509		3/8/1994	FAMILY	150000	No	No			
	8114-81		6/19/1955		15500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/16/2008	3870	RENOVATI	17,200	C	5/29/2008			bth remodel
7/2/2001	2291	SHED	900	C	5/25/2002			
4/10/1997	1160-97	ADDITION	50,000	C	7/1/1998			
9/12/1994	564-94	RENOVATI	20,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	INFO AT DOOR	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	B MORGAN
5/25/2002	MEAS/EXT INS	613	M COLE
3/28/1998	MEAS+INSPCTD	602	D TUCKER
6/9/1997	MEAS/EXT INS	602	D TUCKER
11/6/1995	MEAS/EXT INS	607	D KEARLY
8/23/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

