

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEE JENG SHIN
Owner 2:	YU SYIN YIN
Owner 3:	
Street 1:	9 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1404 Type:

PREVIOUS OWNER

Owner 1:	MCKELVY DOUGLAS S JR -
Owner 2:	-
Street 1:	9 BEDFORD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1404

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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	410,300	900	0.920	461,200	872,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 210.76						/Parcel: 210.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	410,300	900	.92	461,200	872,400	872,400	Year End Roll	9/28/2017
2017	101	FV	392,600	900	.92	435,300	828,800	828,800	Year End Roll	9/29/2016
2016	101	FV	385,600	900	.92	422,400	808,900	808,900	Year End Roll	1/14/2016
2015	101	FV	371,500	900	.92	391,100	763,500	763,500	Year End	10/2/2014
2014	101	FV	367,900	900	.92	350,300	719,100	719,100	Year End Roll	1/23/2014
2013	101	FV	360,900	900	.92	340,100	701,900	701,900	Year End Roll	10/25/2012
2012	101	FV	354,900	900	.92	374,100	729,900	729,900	Year End	1/26/2012
2011	101	FV	365,300	900	.92	380,200	746,400	746,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCKELVY DOUGLAS	38450-134		3/21/2003		797000	No	No			
WOZNAC, RICHARD	19641-254		2/9/1989		369000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2016	6584	SOLAR PA	2,170	C				Install roof mount
9/13/2004	3034	SHED	2,000	C	5/21/2005			
8/2/1999	1766	RENO-ADD	300,000	C	6/19/2000			6/19/00 50%

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS+INSPCTD	615	D VELUTTI
12/13/2003	MEAS/EXT INS	615	D VELUTTI
6/5/2001	MEAS+INSPCTD	615	D VELUTTI
6/19/2000	MEAS+INSPCTD	611	P MULHERN
1/12/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

