



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOVERING EMILY B
Owner 2:	
Owner 3:	
Street 1:	177 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1512 Type:

PREVIOUS OWNER

Owner 1:	LOVERING TALBOT D -
Owner 2:	LOVERING EMILY B -
Street 1:	177 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1512

NARRATIVE DESCRIPTION

This Parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1905, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.313		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									9,390						9,400	
101	ONE FAM		0.75		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									4,500						4,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	282,000	3,900	2.900	505,100	791,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 349.07						/Parcel: 349.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	282,000	3900	2.9	505,100	791,000	791,000	Year End Roll	9/28/2017
2017	101	FV	270,500	3900	2.9	490,700	765,100	765,100	Year End Roll	9/29/2016
2016	101	FV	265,900	3900	2.9	490,700	760,500	760,500	Year End Roll	1/14/2016
2015	101	FV	256,700	3900	2.9	417,900	678,500	678,500	Year End	10/2/2014
2014	101	FV	254,400	3900	2.9	376,300	634,600	634,600	Year End Roll	1/23/2014
2013	101	FV	249,800	3900	2.8	362,900	616,600	616,600	Year End Roll	10/25/2012
2012	101	FV	222,800	3900	2.8	450,900	677,600	677,600	Year End	1/26/2012
2011	101	FV	228,900	3900	2.8	458,100	690,900	690,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOVERING TALBOT	36637-331		10/7/2002	CONVENIENC		1	No	No		
LARSON, ROBERT	13048-599		8/31/1976		70000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/4/2011	4711	ROOF		C				strip & re-roof ma
6/30/2006	3467	TEMPORAR		C				tent
10/16/2003	2795	WDK	12,600	C	6/12/2004			deck with roof
5/15/2001	2230	WDK	6,000	C	5/25/2002			
5/25/1994	464-94	ROOF	1,500	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS+INSPCTD	622	K Cuoco
9/29/2009	MEAS+INSPCTD	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	D VELUTTI
5/25/2002	MEAS/EXT INS	613	M COLE
1/18/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.89955	Total SF/SM:	126304.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	505,090	Spl Credit	Total:	505,100
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