



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARSON DOUGLAS E
Owner 2:	CARSON SHAHINAZ E
Owner 3:	
Street 1:	143 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	GRASON EDNA B -
Owner 2:	-
Street 1:	143 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 2.57 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily BRICK VENTR Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:				Topo		
D				Street	1	PAVED
s				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 Influ	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		0.733		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									21,990						22,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	221,500		2.570	564,400	785,900
Total Card		221,500	2.570	564,400	785,900
Total Parcel		221,500	2.570	564,400	785,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 258.21		/Parcel: 258.21	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	221,500	0	2.57	564,400	785,900	785,900	Year End Roll	9/28/2017
2017	101	FV	219,400	0	2.57	534,000	753,400	753,400	Year End Roll	9/29/2016
2016	101	FV	217,300	0	2.57	518,800	736,100	736,100	Year End Roll	1/14/2016
2015	101	FV	213,100	0	2.57	482,000	695,100	695,100	Year End	10/2/2014
2014	101	FV	137,300	0	2.57	434,000	571,300	571,300	Year End Roll	1/23/2014
2013	101	FV	134,600	0	2.65	424,400	559,000	559,000	Year End Roll	10/25/2012
2012	101	FV	134,600	0	2.65	464,400	599,000	599,000	Year End	1/26/2012
2011	101	FV	132,800	0	2.65	471,600	604,400	604,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GRASON EDNA B,	51478-55		7/24/2008		666738	No	No	
RUFUS GRASON	15273-562		10/20/1983	FAMILY	0	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/12/2018	7003	SOLAR PA	38,571	C				Install solar pane
5/16/2013	5418	MANUAL	5,000	C				sheet metal work t
4/22/2013	5383	RENOVATI	186,826	C	11/25/2013			addition to existi
1/20/2011	4641	RENOVATI	40,000	C	7/13/2011			kit reno including
6/7/2004	2942	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2014	MEAS/EXT INS	25	D ERSKINE
7/13/2011	MEAS+INSPCTD	25	D ERSKINE
1/27/2009	MEAS+INSPCTD	100	B MORGAN
12/14/2004	M&L COMPLETE	615	D VELUTTI
1/18/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

