



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HOLLISTER J SALLY BOSTON		
Owner 2:			
Owner 3:			
Street 1:	139 BEDFORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-2700		Type:

**PREVIOUS OWNER**

Owner 1:	HOLLISTER WALTER M -		
Owner 2:	HOLLISTER J SALLY -		
Street 1:	139 BEDFORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-2700		

**NARRATIVE DESCRIPTION**

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1951, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,890						10,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	464,600	200	2.200	553,300	1,018,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 135.36						/Parcel: 135.36	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	464,600	200	2.2	553,300	1,018,100	1,018,100	Year End Roll	9/28/2017
2017	101	FV	454,600	200	2.2	522,900	977,700	977,700	Year End Roll	9/29/2016
2016	101	FV	454,600	200	2.2	507,700	962,500	962,500	Year End Roll	1/14/2016
2015	101	FV	434,500	200	2.2	470,900	905,600	905,600	Year End	10/2/2014
2014	101	FV	302,300	200	2.2	422,900	725,400	725,400	Year End Roll	1/23/2014
2013	101	FV	295,800	200	2.2	410,900	706,900	706,900	Year End Roll	10/25/2012
2012	101	FV	330,100	200	2.2	450,900	781,200	781,200	Year End	1/26/2012
2011	101	FV	337,300	200	2.2	458,100	795,600	795,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLLISTER WALTE	34851-184		2/19/2002	CONVENIENC		1	No	No		
	10337-55		8/19/1963		32000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/24/1997	1240	ADDITION	240,000	C	3/28/1998			3/28/98 75%

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/27/1999	MEAS+INSPCTD	602	D TUCKER
3/28/1998	MEAS+INSPCTD	602	D TUCKER
11/6/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.19955	Total SF/SM:	95812.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	553,290	SpI Credit		Total:	553,300
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