

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELIOT CHRISTOPHER R
Owner 2:	STUART PATRICIA L
Owner 3:	
Street 1:	124 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SPAETH DANIEL A -
Owner 2:	SPAETH MARGARET A -
Street 1:	2 MINUTEMAN DR
Twn/City:	TYNGSBORO
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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:						
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		41381		SQUARE FE	PRIME SITE		0	6.14	1.653	R2									420,064						420,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	202,200		0.950	420,100	622,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 313.03			/Parcel: 313.03	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	202,200	0	.95	420,100	622,300	622,300	Year End Roll	9/28/2017
2017	101	FV	198,400	0	.95	407,700	606,100	606,100	Year End Roll	9/29/2016
2016	101	FV	198,400	0	.95	407,700	606,100	606,100	Year End Roll	1/14/2016
2015	101	FV	190,800	0	.95	345,500	536,300	536,300	Year End	10/2/2014
2014	101	FV	188,900	0	.95	309,900	498,800	498,800	Year End Roll	1/23/2014
2013	101	FV	185,100	0	.95	301,000	486,100	486,100	Year End Roll	10/25/2012
2012	101	FV	207,300	0	.95	265,800	473,100	473,100	Year End	1/26/2012
2011	101	FV	211,500	0	.95	269,100	480,600	480,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPAETH DANIEL A	56073-371		12/15/2010		527000	No	No			
JOHN BROWN	13967-531		5/15/1980		94900	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/14/2016	6392	ROOF	12,800	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS+INSPCTD	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	D VELUTTI
12/8/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

