

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FIELDING MARK F
Owner 2:	MACDOUGALL DIANE
Owner 3:	
Street 1:	123 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	Jacobs - George W
Owner 2:	Hegg - Susan J
Street 1:	123 Bedford Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains .88 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1935, 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		38332.6		SQUARE FE	PRIME SITE		0	6.14	1.761	R2									414,449						414,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	194,400	200	0.880	414,400	609,000
Total Card	194,400	200	0.880	414,400	609,000
Total Parcel	194,400	200	0.880	414,400	609,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		372.61	/Parcel: 372.61

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	194,400	200	.88	414,400	609,000	609,000	Year End Roll	9/28/2017
2017	101	FV	191,000	200	.88	402,300	593,500	593,500	Year End Roll	9/29/2016
2016	101	FV	177,700	200	.88	402,300	580,200	580,200	Year End Roll	1/14/2016
2015	101	FV	171,400	200	.88	340,900	512,500	512,500	Year End	10/2/2014
2014	101	FV	169,800	200	.88	305,800	475,800	475,800	Year End Roll	1/23/2014
2013	101	FV	166,700	200	.92	299,300	466,200	466,200	Year End Roll	10/25/2012
2012	101	FV	208,400	200	.92	272,100	480,700	480,700	Year End	1/26/2012
2011	101	FV	212,300	200	.92	275,500	488,000	488,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Jacobs, George W	60021-402		9/17/2012		520000	No	No			
VALLEAU PAMELA	48119-228		9/5/2006		535250	No	No			
VALLEAU ROBERT	25915-417		12/21/1995	FAMILY	0	No	No			
DIEBBOLL, ROBER	25018-197		11/28/1994		297500	No	No			
HOWLAND FAITH	15129-75		7/25/1983		150000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2015	6118	RENO-ADD	85,700	C	2/4/2016			Expand kitchen int
4/29/2010	4435	MANUAL		C				remove shingles an

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2016	PERMIT VISIT	618	G BOURGAULT
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L EXTERIOR	615	D VELUTTI
10/18/1995	MEAS+INSPCTD	607	D KEARLY
7/20/1995	INSPECTED	600	PA
7/17/1995	MEAS/EXT INS	600	PA
7/11/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

