



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CROWE MARY B
Owner 2:	
Owner 3:	
Street 1:	66 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2029 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 3.73 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1978, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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:				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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									34,890						34,900	
101	ONE FAM		0.73		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									4,380						4,400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	351,400	12,700	3.730	685,700	1,049,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 409.85						/Parcel: 409.85	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	351,400	12700	3.73	685,700	1,049,800	1,049,800	Year End Roll	9/28/2017
2017	101	FV	345,100	12700	3.73	679,300	1,037,100	1,037,100	Year End Roll	9/29/2016
2016	101	FV	337,000	12700	3.73	660,900	1,010,600	1,010,600	Year End Roll	1/14/2016
2015	101	FV	327,800	12700	3.73	614,500	955,000	955,000	Year End	10/2/2014
2014	101	FV	303,200	12700	3.73	575,300	891,200	891,200	Year End Roll	1/23/2014
2013	101	FV	297,000	12700	3.73	699,300	1,009,000	1,009,000	Year End Roll	10/25/2012
2012	101	FV	338,500	10000	3.73	579,300	927,800	927,800	Year End	1/26/2012
2011	101	FV	345,600	10000	3.73	597,700	953,300	953,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RURAL LND FOUND	13190-482		1/31/1990		60000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/17/2013	5622	SOLAR PA	21,250	C	2/24/2014			Install roof top s
8/30/2011	4839	MANUAL	5,400	C	6/12/2012			3 sided outbuildin
7/1/1997	1221	RENOVATI	6,000	C	3/21/1998			3/21/98 100%
4/4/1995	682-95	RENOVATI	6,500	C	8/23/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/11/2012	MEAS+INSPCTD	25	D ERSKINE
7/29/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	M COLE
3/21/1998	MEAS/EXT INS	602	D TUCKER
1/16/1996	MEAS+INSPCTD	606	J SMITH
8/23/1995	PERMIT VISIT	606	J SMITH
1/16/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.72955 Total SF/SM: 162459.19 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 685,670 Spl Credit Total: 685,700

