



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACLELLAN STEPHEN J
Owner 2:	MACLELLAN PAULINE H
Owner 3:	
Street 1:	52 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2016 Type:

PREVIOUS OWNER

Owner 1:	DIMANDESCU DAN P -
Owner 2:	DIMANDESCU KATHERINE KUHNS -
Street 1:	52 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2016

NARRATIVE DESCRIPTION

This Parcel contains .86 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1772, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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		37460.8		SQUARE FE	PRIME SITE		0	8.08	1.795	R4									543,285						543,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	702,900	12,400	0.860	543,300	1,258,600
Total Card	702,900	12,400	0.860	543,300	1,258,600
Total Parcel	702,900	12,400	0.860	543,300	1,258,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		344.32	/Parcel: 344.32

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	09/11/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	702,900	12400	.86	543,300	1,258,600	1,258,600	Year End Roll	9/28/2017
2017	101	FV	697,600	12400	.86	537,900	1,247,900	1,247,900	Year End Roll	9/29/2016
2016	101	FV	678,700	12400	.86	522,400	1,213,500	1,213,500	Year End Roll	1/14/2016
2015	101	FV	642,300	12400	.86	483,400	1,138,100	1,138,100	Year End	10/2/2014
2014	101	FV	613,900	12400	.86	450,500	1,076,800	1,076,800	Year End Roll	1/23/2014
2013	101	FV	598,300	12400	.93	443,000	1,053,700	1,053,700	Year End Roll	10/25/2012
2012	101	FV	797,800	12400	.93	460,000	1,270,200	1,270,200	Year End	1/26/2012
2011	101	FV	832,400	12400	.93	475,700	1,320,500	1,320,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DIMANDESCU DAN	48689-176		12/19/2006		1550000	No	No	
NEIL B. MIDDLET	21211-282		6/10/1991		569000	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIMANDESCU DAN	48689-176		12/19/2006		1550000	No	No			
NEIL B. MIDDLET	21211-282		6/10/1991		569000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2011	4887	FINISH B	500	C	1/5/2012			relocate washer/dr
1/9/2007	3602	RENOVATI	50,000	C				remodel bath;repa
3/1/2002	2433	ADDITION	90,000	C	6/29/2002			sec fl addi, rep w
3/8/2001	2173	MANUAL	45,000	C	6/28/2001			enlarge existing k
1/8/2001	2152	ADDITION		C	6/28/2001			foundation for kit
8/12/1997	1249	ROOF		C	3/2/1998			3/2/98 100%
5/1/1996	935-96	ROOF		C	6/13/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	B MORGAN
5/2/2003	MEAS/EXT INS	615	D VELUTTI
6/29/2002	MEAS/EXT INS	613	M COLE
6/28/2001	MEAS/EXT INS	613	M COLE
1/13/2001	M&L COMPLETE	613	M COLE
3/2/1998	MEAS/EXT INS	602	D TUCKER
1/16/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

