



PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		OLD BEDFORD RD, LINCOLN

OWNERSHIP

Owner 1:	RCS-BEDFORD (DM) (PARKSIDE)LLC
Owner 2:	C/O ARSENAULT HOLDINGS LLC
Owner 3:	
Street 1:	371 CENTENNIAL PARKWAY STE 200
Street 2:	
Twn/City:	LOUISVILLE
St/Prov:	CO Cntry Own Occ: N
Postal:	80027 Type:

PREVIOUS OWNER

Owner 1:	FFMS LINCOLN NORTH LLC -
Owner 2:	-
Street 1:	55 OLD BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 9.565 ACRES of land mainly classified as OFFICE with a(n) OFFICE Building Built about 1989, Having Primarily GLASS Exterior and TAR+GRAVEL Roof Cover, with 10 Units, 0 Baths, 8 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	1	TYPCL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	ABV ST
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
340	OFFICE		248500		SQUARE FE	PRIME SITE		0	10.82	1.000	CV	1.00								2,688,770						2,688,800	
340	OFFICE		3.86		ACRES	EXCESS ACRE		0	30,000.	0.857	CV	1.00								99,220						99,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
340	15,538,900	195,000	9.565	2,788,000	18,521,900
Total Card	15,538,900	195,000	9.565	2,788,000	18,521,900
Total Parcel	15,538,900	195,000	9.565	2,788,000	18,521,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		147.72	/Parcel: 147.72

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
06/26/02

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	340	FV	15,538,900	195000	9.565	2,788,000	18,521,900	18,521,900	Year End Roll	9/28/2017
2017	340	FV	13,782,100	195000	9.565	2,708,500	16,685,600	16,685,600	Year End Roll	9/29/2016
2016	340	FV	12,689,100	195000	9.565	2,663,700	15,547,800	15,547,800	Year End Roll	1/14/2016
2015	340	FV	11,779,900	195000	9.54	3,428,400	15,403,300	15,403,300	Year End	10/2/2014
2014	340	FV	11,779,900	195000	9.54	3,428,400	15,403,300	15,403,300	Year End Roll	1/23/2014
2013	340	FV	11,779,900	195000	9.71	3,489,500	15,464,400	15,464,400	Year End Roll	10/25/2012
2012	340	FV	20,013,000	195000	9.71	3,299,200	23,507,200	23,507,200	Year End	1/26/2012
2011	340	FV	21,907,300	195000	9.71	3,701,000	25,803,300	25,803,300	Year End	2/10/2011

Parcel ID 103 14 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FFMS LINCOLN NO	71164-570		6/15/2018		19550000	No	No			
LADYLIN PROPERT	51520-262		8/1/2008		28500720	No	No			
LADYLIN PROPERT	1357-117		8/1/2008	SUBSEQUENT S	28500720	No	No			
CRANBERRY HILL	24670-458		7/1/1994		12000000	No	No			

TAX DISTRICT

PAT ACCT.

PRINT	Date	Time
	10/02/18	18:00:18
LAST REV	Date	Time
	07/12/18	08:24:31
	blakeley	
	1411	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/5/2017	6878	RENOVATI	65,000	O	12/6/2017			Remodel space for
12/15/2016	6650	RENOVATI	80,000	C	12/15/2016			Tenant fit up & al
8/1/2012	5116	MANUAL	45,000	C	8/20/2012			tenant fitup 1st f
6/6/2012	5057	TEMPORAR		C				2 tents from 6/14
5/21/2012	5046	TEMPORAR	47,000	C	6/1/2012			tenant fitup on 2n
8/18/2010	4548	RENOVATI	66,000	C	9/28/2010			interior tenant fi
8/18/2010	4547	RENOVATI	103,000	C	11/9/2010			Interior tenant fi
12/14/2007	3842	RENOVATI	150,000	C				fit-up & alter Lin
10/24/2007	3801	RENOVATI	160,000	C				tenant fitup/alter
5/23/2007	3690	MANUAL	120,000	C				tenant fit-up on 2

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2006	CHG FM OTHER	100	B MORGAN
6/26/2002	MEAS+INSPCTD	613	M COLE
8/15/1994	MEAS+INSPCTD	185	CHRIS KEEFE
12/26/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

