



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FIRST PARISH CHURCH OF LINCOLN
Owner 2:	
Owner 3:	
Street 1:	14 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.4 ACRES of land mainly classified as CHURCH with a(n) CHURCH/SYN Building Built about 1892, Having Primarily STONE Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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	LC	Historic Dst		U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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
906	CHURCH		60984.001		SQUARE FE	PRIME SITE		0	9.96	1.218	R5									739,980						740,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
906	2,405,400	1,200	1.400	740,000	3,146,600		0
							GIS Ref
							GIS Ref
Total Card	2,405,400	1,200	1.400	740,000	3,146,600	Entered Lot Size	
Total Parcel	2,405,400	1,200	1.400	740,000	3,146,600	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 378.88		/Parcel: 378.88			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	906	FV	2,405,400	1200	1.4	740,000	3,146,600	3,146,600	Year End Roll	9/28/2017
2017	906	FV	2,122,600	1200	1.4	740,000	2,863,800	2,863,800	Year End Roll	9/29/2016
2016	906	FV	2,043,900	1200	1.4	691,700	2,736,800	2,736,800	Year End Roll	1/14/2016
2015	906	FV	1,936,200	1200	1.4	640,400	2,577,800	2,577,800	Year End	10/2/2014
2014	906	FV	1,936,200	1200	1.4	631,500	2,568,900	2,568,900	Year End Roll	1/23/2014
2013	906	FV	1,936,200	1200	1.36	608,600	2,546,000	2,546,000	Year End Roll	10/25/2012
2012	906	FV	1,936,200	1200	1.36	498,000	2,435,400	2,435,400	Year End	1/26/2012
2011	906	FV	1,936,200	1200	1.36	514,900	2,452,300	2,452,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	7822-199		11/2/1951			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/10/2016	6529	ROOF	22,000	C				Strip & re-roof wh
5/18/2012	5040	RENOVATI		C				change of use-oper
9/1/2011	4843	KITCHEN	100,000	C	11/22/2011			interior reno to e
6/24/2004	2965	MANUAL	19,298	C				trellis & entryway
7/23/1997	1237	RENOVATI	50,000	C	3/25/1998			3/25/98 100%
9/7/1994	559-94	RENOVATI	20,000	C	7/1/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/25/1998	MEAS/EXT INS	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA: 1.40000 Total SF/SM: 60984.00 Parcel LUC: 906 CHURCH Prime NB Desc RES CAT 5 Total: 739,980 Spl Credit Total: 740,000

