



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		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 .4 ACRES of land mainly classified as CHURCH with a(n) CHURCH/SYN Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
906	CHURCH		17423.2		SQUARE FE	PRIME SITE		0	9.96	3.514	R5									609,821						609,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
906	817,200		0.400	609,800	1,427,000		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card	817,200		0.400	609,800	1,427,000	Entered Lot Size	
Total Parcel	817,200		0.400	609,800	1,427,000	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 397.27		/Parcel: 397.27			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	817,200	0	.4	609,800	1,427,000	1,427,000	Year End Roll	9/28/2017
2017	906	FV	792,100	0	.4	609,800	1,401,900	1,401,900	Year End Roll	9/29/2016
2016	906	FV	766,700	0	.4	570,000	1,336,700	1,336,700	Year End Roll	1/14/2016
2015	906	FV	727,400	0	.4	527,800	1,255,200	1,255,200	Year End	10/2/2014
2014	906	FV	727,400	0	.4	520,400	1,247,800	1,247,800	Year End Roll	1/23/2014
2013	906	FV	727,400	0	.43	508,400	1,235,800	1,235,800	Year End Roll	10/25/2012
2012	906	FV	727,400	0	.43	739,400	1,466,800	1,466,800	Year End	1/26/2012
2011	906	FV	751,700	0	.43	822,000	1,573,700	1,573,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	440-66		12/31/1940			0	No	No		deed for 2788sq ft from Flint is bk

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2017	6758	SHEET MT	40,000	O				Sheet metal work f
9/28/2016	6565	RENOVATI	1,200,000	O	12/14/2017			Reconstruct a port

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	0.39998	Total SF/SM:	17423.13	Parcel LUC:	906 CHURCH	Prime NB Desc:	RES CAT 5	Total:	609,821	SpI Credit:		Total:	609,800
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