

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOORE GEOFFREY P
Owner 2:	
Owner 3:	
Street 1:	176 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

PREVIOUS OWNER

Owner 1:	MOORE TR - GEOFFREY P
Owner 2:	VARNEY TR - JODEE A
Street 1:	176 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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:						
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		40075		SQUARE FE	PRIME SITE		0	6.35	1.697	R2									431,943						431,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	149,000	5,000	0.920	431,900	585,900		0
							GIS Ref
							GIS Ref
Total Card	149,000	5,000	0.920	431,900	585,900	Entered Lot Size	
Total Parcel	149,000	5,000	0.920	431,900	585,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		385.46	/Parcel:	385.46	Insp Date
						Land Unit Type:	05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	147,800	5000	.92	417,700	570,500	570,500	Create Final value 2019	6/4/2019
2018	101	FV	145,600	3600	.92	417,700	566,900	566,900	Year End Roll	9/28/2017
2017	101	FV	135,300	3600	.92	405,400	544,300	544,300	Year End Roll	9/29/2016
2016	101	FV	134,100	3600	.92	405,400	543,100	543,100	Year End Roll	1/14/2016
2015	101	FV	130,400	3600	.92	343,500	477,500	477,500	Year End Roll	10/2/2014
2014	101	FV	120,500	3600	.92	308,100	432,200	432,200	Year End Roll	1/23/2014
2013	101	FV	118,000	3600	.92	299,300	420,900	420,900	Year End Roll	10/25/2012
2012	101	FV	147,400	3600	.92	260,100	411,100	411,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOORE TR.GEOFFR	71990-287		12/10/2018	DIVORCE/ESTA		1	No	No		
MOORE GEOFF,	56894-148		5/24/2011	FAMILY		1	No	No		
WHATLEY ROBERT	31459-202		5/31/2000		369000	No	No			
WHATLEY, ROBERT	19408-496		10/17/1988	FAMILY		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/8/2016	6527	KITCHEN	11,500	C	4/11/2017			Kitchen remodel
9/29/2011	4870	WINDOWS	3,897	C				replace one anders
11/2/2000	2121	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
10/17/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	431,943	Spl Credit		Total:	431,900
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