



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WU PAUL
Owner 2:	WU REANNA
Owner 3:	
Street 1:	142 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2707 Type:

PREVIOUS OWNER

Owner 1:	PIRES - HUI
Owner 2:	PIRES - KYLE
Street 1:	142 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2707

NARRATIVE DESCRIPTION

This Parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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		44866		SQUARE FE	PRIME SITE		0	7.	1.548	R3									486,219						486,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	183,300	400	1.030	486,200	669,900	3097	0				
							GIS Ref				
							GIS Ref				
Total Card					183,300	400	1.030	486,200	669,900	Entered Lot Size	
Total Parcel					183,300	400	1.030	486,200	669,900	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			278.74	/Parcel:	278.74	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	166,700	400	1.03	470,900	638,000	638,000	Create Final value 2019	6/4/2019
2018	101	FV	166,700	400	1.03	470,900	638,000	638,000	Year End Roll	9/28/2017
2017	101	FV	165,100	400	1.03	444,500	610,000	610,000	Year End Roll	9/29/2016
2016	101	FV	163,400	400	1.03	431,300	595,100	595,100	Year End Roll	1/14/2016
2015	101	FV	160,100	400	1.03	399,400	559,900	559,900	Year End	10/2/2014
2014	101	FV	156,200	400	1.03	357,700	514,300	514,300	Year End Roll	1/23/2014
2013	101	FV	152,900	400	1.03	347,300	500,600	500,600	Year End Roll	10/25/2012
2012	101	FV	152,900	400	1.03	277,800	431,100	431,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIRES,HUI	69945-559		9/18/2017		618999	No	No			
PAGE,DEBORAH L	62167-434		7/2/2013		507000	No	No			
PAGE DEBORAH L,	38741-316		4/9/2003	CONVENIENC	1	No	No			
LIPPMAN RICHARD	31702-453		8/8/2000		415000	No	No			
LIPPMAN ANNE F	29417-555		11/17/1998	CONVENIENC	1	No	No			
RICHARD J. LIPP	22004-130		5/4/1992	FAMILY	0	No	No			
LIPPMAN ANNE F	29417-557		11/17/1988	CONVENIENC	1	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/11/2018	7064	SOLAR PA	28,166	C	6/26/2018			Install solar pane
4/23/2014	5723	MANUAL	4,000	C				Sheet metal work f
4/14/1994	215	RENOVATI	40,000	C	12/9/1993			
12/1/1993	177	RENOVATI	20,000	C	12/9/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
3/20/2014	SALES INSP	618	G BOURGAULT
11/25/2008	MEAS+INSPCTD	100	
1/23/2003	ABATE-INSPEC	600	
11/6/1995	MEAS+INSPCTD	607	
12/14/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

