



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THOMPSON JR RANDALL
Owner 2:	THOMPSON DELIA H
Owner 3:	
Street 1:	34 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2037 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.646 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1869, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									40,590						40,600	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									120					100	Wetland	
132	UNDEV		1.4363		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									8,618					8,600	Cons Restr	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,688,500	93,700	3.210	840,700	2,622,900		0
132			1.436	8,600	8,600		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost						Land Unit Type:	09/20/18
Total Value per SQ unit /Card: 480.45						/Parcel: 399.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	2,095,500	81000	4.646	846,100	3,022,600	3,022,600	Create Final value 2019	6/4/2019
2018	101	FV	2,095,500	81000	4.646	846,100	3,022,600	3,022,600	Year End Roll	9/28/2017
2017	101	FV	1,986,500	81000	4.646	846,100	2,913,600	2,913,600	Year End Roll	9/29/2016
2016	101	FV	1,950,200	81000	4.646	794,100	2,825,300	2,825,300	Year End Roll	1/14/2016
2015	101	FV	1,846,100	81000	4.646	738,900	2,666,000	2,666,000	Year End	10/2/2014
2014	101	FV	1,777,200	81000	4.646	729,300	2,587,500	2,587,500	Year End Roll	1/23/2014
2013	101	FV	1,731,800	81000	4.646	709,300	2,522,100	2,522,100	Year End Roll	10/25/2012
2012	101	FV	1,866,200	81000	4.646	729,300	2,676,500	2,676,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERT OKIN	21334-159		8/5/1991		995000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/15/2008	4107	RENOVATI	10,000	C				remodel bth in cot
2/23/2002	2439	MANUAL	77,600	C	6/29/2002			work shop in garag
2/23/2002	2438	POOL HOU	41,000	C	6/29/2002			6/29/02 30%
8/3/1998	1478	POOL	52,000	C	3/24/1999			5/30/00 100%
8/3/1998	1477	ADDITION	156,000	C	5/30/2000			5/30/00 100%
8/21/1997	1259	ROOF		C	7/1/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	PERMIT VISIT	25	D ERSKINE
5/2/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPCTD	613	
1/13/2001	M&L COMPLETE	613	
5/30/2000	MEAS+INSPCTD	611	
5/26/1999	MEAS+INSPCTD	602	
1/18/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

