



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACLACHLAN LARA S
Owner 2:	MACLACHLAN JOHN A
Owner 3:	
Street 1:	49 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2014 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY - BRIAN T
Owner 2:	BJORKLUND - ABBE E
Street 1:	49 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2014

NARRATIVE DESCRIPTION

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1790, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45738		SQUARE FE	PRIME SITE		0	8.3	1.524	R4									578,688						578,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	376,700	6,300	1.050	578,700	961,700		0
							GIS Ref
							GIS Ref
Total Card	376,700	6,300	1.050	578,700	961,700	Entered Lot Size	
Total Parcel	376,700	6,300	1.050	578,700	961,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		389.67	/Parcel:	389.67	Insp Date
						Land Unit Type:	07/16/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	351,600	6300	1.05	563,300	921,200	921,200	Create Final value 2019	6/4/2019
2018	101	FV	351,600	6300	1.05	563,300	921,200	921,200	Year End Roll	9/28/2017
2017	101	FV	348,700	6300	1.05	557,800	912,800	912,800	Year End Roll	9/29/2016
2016	101	FV	327,900	6300	1.05	541,700	875,900	875,900	Year End Roll	1/14/2016
2015	101	FV	308,200	6300	1.05	501,300	815,800	815,800	Year End	10/2/2014
2014	101	FV	329,700	6300	1.05	467,100	803,100	803,100	Year End Roll	1/23/2014
2013	101	FV	320,200	6300	1.05	575,200	901,700	901,700	Year End Roll	10/25/2012
2012	101	FV	320,200	6300	1.05	470,600	797,100	797,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLAHERTY ,BRIAN	67534-216		6/29/2016		957000	No	No			
Pugh III,Alexan	61303-476		2/28/2013		794500	No	No			
LEONARD LARRABE	11389-651		9/1/1967		49000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/3/2018	7221	ROOF	4,000	C				Strip & re-roof pa
4/23/2018	7034	BATH	4,000	C	9/7/2018			Renovate bathroom
3/6/2018	6998	WINDOWS	28,000	C				Replace windows pe
1/29/2018	6966	MANUAL	4,000	C	4/4/2018			Reinforce family r
9/7/2016	6550	MANUAL	3,168	C				Chimney repair, va
9/3/2015	6217	WINDOWS	1,000	C	10/16/2015			Amend permit #6199
8/19/2015	6199	KITCHEN	22,014	C	10/16/2015			Remodel kitchen
7/23/2014	5837	ROOF	2,500	C				
6/19/2014	5786	DEMOLITI	500	C				Demolish existing
6/14/2014	5778	RENOVATI	5,000	C	5/29/2015			Replace rotten sil

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2019	PERMIT VISIT	622	K Cuoco
5/29/2015	PERMIT VISIT	619	DH
3/4/2014	SALES INSP	618	G BOURGAULT
7/16/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
10/13/1995	MEAS+INSPCTD	607	
10/13/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

