



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
55		OLD BEDFORD RD, LINCOLN

**OWNERSHIP**

Owner 1:	RCS-BEDFORD (DM) (PARKSIDE)LLC
Owner 2:	C/O CRANBERRY HILL ASSOC INC
Owner 3:	
Street 1:	55 OLD BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	FFMS LINCOLN NORTH LLC -
Owner 2:	-
Street 1:	55 OLD BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 9.565 ACRES of land mainly classified as OFFICE with a(n) OFFICE Building Built about 1989, Having Primarily GLASS Exterior and TAR+GRAVEL Roof Cover, with 10 Units, 0 Baths, 8 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				U	1	TYPCL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	ABV ST
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
340	OFFICE		248500		SQUARE FE	PRIME SITE		0	12.5	1.000	CV	1.00								3,106,250						3,106,300	
340	OFFICE		3.86		ACRES	EXCESS ACRE		0	30,000.	0.857	CV	1.00								99,220						99,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
340	16,094,400	195,000	9.565	3,205,500	19,494,900
Total Card	16,094,400	195,000	9.565	3,205,500	19,494,900
Total Parcel	16,094,400	195,000	9.565	3,205,500	19,494,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		155.48	/Parcel: 155.48

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	340	FV	15,538,900	195000	9.565	2,788,000	18,521,900	18,521,900	Create Final value 2019	6/4/2019
2018	340	FV	15,538,900	195000	9.565	2,788,000	18,521,900	18,521,900	Year End Roll	9/28/2017
2017	340	FV	13,782,100	195000	9.565	2,708,500	16,685,600	16,685,600	Year End Roll	9/29/2016
2016	340	FV	12,689,100	195000	9.565	2,663,700	15,547,800	15,547,800	Year End Roll	1/14/2016
2015	340	FV	11,779,900	195000	9.54	3,428,400	15,403,300	15,403,300	Year End	10/2/2014
2014	340	FV	11,779,900	195000	9.54	3,428,400	15,403,300	15,403,300	Year End Roll	1/23/2014
2013	340	FV	11,779,900	195000	9.71	3,489,500	15,464,400	15,464,400	Year End Roll	10/25/2012
2012	340	FV	20,013,000	195000	9.71	3,299,200	23,507,200	23,507,200	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FFMS LINCOLN NO	71164-570		6/15/2018		19550000	No	No			
LADYLIN PROPERT	51520-262		8/1/2008		28500720	No	No			
LADYLIN PROPERT	1357-117		8/1/2008	SUBSEQUENT S	28500720	No	No			
CRANBERRY HILL	24670-458		7/1/1994		12000000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/26/2019	SH-19-0011	SHEET MT	14,000	C				Sheet metal work t
4/3/2019	SH-19-0007	SHEET MT	16,000	C				Sheet metal work t
3/15/2019	C-19-0006	RENOVATI	350,000	C				Alterations to ten
3/15/2019	C-19-0005	RENOVATI	500,000	C				Alterations to (TH
3/15/2019	C-19-0004	DEMOLITI	40,000	C				Interior selective
12/12/2018	7281	MANUAL	85,830	C				Fit-up to include
8/15/2018	7171	ROOF	288,600	C				Remove gravel & ol
10/5/2017	6878	RENOVATI	65,000	C	12/6/2017			Remodel space for
12/15/2016	6650	RENOVATI	80,000	C	12/15/2016			Tenant fit up & al
8/1/2012	5116	MANUAL	45,000	C	8/20/2012			tenant fitup 1st f

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/22/2006	CHG FM OTHER	100	
6/26/2002	MEAS+INSPCTD	613	
8/15/1994	MEAS+INSPCTD	185	
12/26/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

