

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITTEMORE TR TODD A
Owner 2:	WHITTEMORE TR KIM RICE
Owner 3:	KIM RICE WHITTEMORE RECOV TRST
Street 1:	167 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WHITTEMORE - TODD A
Owner 2:	WHITTEMORE - KIM RICE
Street 1:	167 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.24 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		54014		SQUARE FE	PRIME SITE		0	6.25	1.337	R2									451,276						451,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	133,300		1.240	451,300	584,600	3256	0
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18
Total Card		133,300	1.240	451,300	584,600	Entered Lot Size	
Total Parcel		133,300	1.240	451,300	584,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 346.98		/Parcel: 346.98		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	132,100	0	1.24	458,500	590,600	590,600	Year End Roll	9/26/2019
2019	101	FV	120,300	0	1.24	443,300	563,600	563,600	Create Final value 2019	6/4/2019
2018	101	FV	113,800	0	1.24	443,300	557,100	557,100	Year End Roll	9/28/2017
2017	101	FV	112,700	0	1.24	430,300	543,000	543,000	Year End Roll	9/29/2016
2016	101	FV	111,600	0	1.24	430,300	541,900	541,900	Year End Roll	1/14/2016
2015	101	FV	109,300	0	1.24	364,600	473,900	473,900	Year End	10/2/2014
2014	101	FV	104,800	0	1.24	327,100	431,900	431,900	Year End Roll	1/23/2014
2013	101	FV	102,600	0	1.24	317,700	420,300	420,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITTEMORE,TODD	69510-67		6/28/2017	FAMILY		1	No	No		
Rice,Kimberly D	59647-510		7/31/2012	FAMILY		100	No	No		
RICE KIMBERLY D	39566-41		6/16/2003	CONVENIENC		1	No	No		
SELLAND JAMES O	32960-19		5/30/2001		381500	No	No			
SELLAND, JAMES	28542-067		11/15/1997	CONVENIENC		1	No	No		
SELLAND, JAMES/	13245-295		7/26/1977	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/26/2018	6981	MANUAL	5,756	C				Weatherization & a
11/19/2007	3816	FENCE		C				4' fench 40-50 fro

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L EXTERIOR	615	
11/3/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA

