



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ZHAO HUILIN
Owner 2:	WANG LAN
Owner 3:	
Street 1:	168 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BIBRING - GEORGE L
Owner 2:	-
Street 1:	733 BLUE HERON DRIVE
Twn/City:	LANCASTER
St/Prov:	MA Cntry
Postal:	01523

**NARRATIVE DESCRIPTION**

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40946		SQUARE FE	PRIME SITE		0	6.25	1.668	R2									426,774						426,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	172,100	200	0.940	426,800	599,100
Total Card	172,100	200	0.940	426,800	599,100
Total Parcel	172,100	200	0.940	426,800	599,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		342.23	/Parcel: 342.23

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/17/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	177,000	200	.94	433,600	610,800	610,800	Year End Roll	9/26/2019
2019	101	FV	172,100	200	.94	419,300	591,600	591,600	Create Final value 2019	6/4/2019
2018	101	FV	172,100	200	.94	419,300	591,600	591,600	Year End Roll	9/28/2017
2017	101	FV	170,400	200	.94	407,000	577,600	577,600	Year End Roll	9/29/2016
2016	101	FV	167,200	200	.94	407,000	574,400	574,400	Year End Roll	1/14/2016
2015	101	FV	165,500	200	.94	344,800	510,500	510,500	Year End	10/2/2014
2014	101	FV	159,000	200	.94	309,300	468,500	468,500	Year End Roll	1/23/2014
2013	101	FV	155,700	200	.94	300,400	456,300	456,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIBRING,GEORGE	73164-455		8/23/2019		600000	No	No			
HUSEK, JOSEPH J	11777-116		12/1/1969		54000	No	No			Death Cert for Marcia Bk62850 Pg349

**TAX DISTRICT**

Parcel ID	113 65 0
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**PAT ACCT.**

blakeley	835
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**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/18/2019	R-19-0147	MANUAL	6,000	C				Install insulation
10/8/2010	4577	ROOF		C				strip & re-roof dw
6/20/1996	981-96	MANUAL	2,000	C	6/7/1997			RPL STRS

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/17/2018	MEAS+INSPCTD	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/10/2003	ABATE-INSPEC	600	
6/7/1997	MEAS/EXT INS	602	
10/16/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

