



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHALEN TR DAVID
Owner 2:	WHALEN TR JAQUELINE
Owner 3:	DAVID WHALEN TRUST
Street 1:	154 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1511 Type:

PREVIOUS OWNER

Owner 1:	WHALEN - DAVID
Owner 2:	-
Street 1:	154 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1511

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1945, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		40075		SQUARE FE	PRIME SITE		0	7.	1.697	R3									476,157						476,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	356,200	1,500	0.920	476,200	833,900
Total Card		356,200	1,500	0.920	476,200
Total Parcel		356,200	1,500	0.920	476,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		298.70	/Parcel: 298.70

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
2020	101	FV	319,000	1500	.92	476,200	796,700	796,700	Year End Roll	9/26/2019
2019	101	FV	310,400	1500	.92	461,200	773,100	773,100	Create Final value 2019	6/4/2019
2018	101	FV	310,400	1300	.92	461,200	772,900	772,900	Year End Roll	9/28/2017
2017	101	FV	304,700	1300	.92	435,300	741,300	741,300	Year End Roll	9/29/2016
2016	101	FV	304,700	1300	.92	422,400	728,400	728,400	Year End Roll	1/14/2016
2015	101	FV	293,200	1300	.92	391,100	685,600	685,600	Year End	10/2/2014
2014	101	FV	290,400	1300	.92	350,300	642,000	642,000	Year End Roll	1/23/2014
2013	101	FV	284,700	1300	.92	340,100	626,100	626,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WHALEN,DAVID	74887-7		6/15/2020	CONVENIENC		1	No	No
WHALEN, EST. OF	24336-509		3/8/1994	FAMILY	150000	No	No	
	8114-81		6/19/1955		15500	No	No	

TAX DISTRICT

Assoc PCL Value	Notes

PAT ACCT.

blakeley	840

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/16/2008	3870	RENOVATI	17,200	C	5/29/2008			bth remodel
7/2/2001	2291	SHED	900	C	5/25/2002			
4/10/1997	1160-97	ADDITION	50,000	C	7/1/1998			
9/12/1994	564-94	RENOVATI	20,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	INFO AT DOOR	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	
5/25/2002	MEAS/EXT INS	613	
3/28/1998	MEAS+INSPCTD	602	
6/9/1997	MEAS/EXT INS	602	
11/6/1995	MEAS/EXT INS	607	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

