



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAUNDERS TR MARCELLA E
Owner 2:	
Owner 3:	184 BEDFORD ROAD TRUST
Street 1:	184 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

PREVIOUS OWNER

Owner 1:	DICKIE - WILLARD I
Owner 2:	-
Street 1:	184 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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 Infru	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	162,200		0.940	426,800	589,000
Total Card		162,200	0.940	426,800	589,000
Total Parcel		162,200	0.940	426,800	589,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		287.39	/Parcel: 287.39

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
10/28/11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	160,600	0	.94	433,600	594,200	594,200	Year End Roll	9/26/2019
2019	101	FV	144,700	0	.94	419,300	564,000	564,000	Create Final value 2019	6/4/2019
2018	101	FV	144,700	0	.94	419,300	564,000	564,000	Year End Roll	9/28/2017
2017	101	FV	143,100	0	.94	407,000	550,100	550,100	Year End Roll	9/29/2016
2016	101	FV	141,500	0	.94	407,000	548,500	548,500	Year End Roll	1/14/2016
2015	101	FV	138,400	0	.94	344,800	483,200	483,200	Year End	10/2/2014
2014	101	FV	132,000	0	.94	309,300	441,300	441,300	Year End Roll	1/23/2014
2013	101	FV	128,800	0	.94	300,400	429,200	429,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DICKIE,WILLARD	63661-247		5/27/2014	CONVENIENC	100	No	No	
DICKIE,RICHARD	63661-242		5/27/2014	CONVENIENC	100	No	No	
DICKIE RICHARD	55450-349		9/27/2010	FAMILY	100	No	No	
DICKIE RICHARD	45221-416		5/20/2005	CONVENIENC	1	No	No	
	8510-491		7/1/1955		0	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DICKIE,WILLARD	63661-247		5/27/2014	CONVENIENC	100	No	No			
DICKIE,RICHARD	63661-242		5/27/2014	CONVENIENC	100	No	No			
DICKIE RICHARD	55450-349		9/27/2010	FAMILY	100	No	No			
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	8510-491		7/1/1955		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/27/2009	4252	ROOF		C				strip and re-roof
8/6/1996	1019-96	MANUAL	550	C	6/7/1997			RE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
6/7/1997	MEAS/EXT INS	602	
10/17/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.93999	Total SF/SM:	40945.96	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	426,774	SpI Credit		Total:	426,800
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