



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOOD JOANNE S
Owner 2:	
Owner 3:	
Street 1:	106 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WOOD JOANNE S -
Owner 2:	TROMBADORE MATTHEW P -
Street 1:	134 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 1.23 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		53578		SQUARE FE	PRIME SITE		0	6.25	1.345	R2									450,459						450,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	469,600		1.230	450,500	920,100	478	0			
							GIS Ref			
							GIS Ref			
Total Card					469,600	1.230	450,500	920,100	Entered Lot Size	
Total Parcel					565,200	1.230	450,500	1,015,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		346.49	/Parcel:	382.49	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	523,000	0	1.23	457,700	980,700	980,700	Year End Roll	9/26/2019
2019	101	FV	495,700	0	1.23	442,500	938,200	938,200	Create Final value 2019	6/4/2019
2018	101	FV	495,700	0	1.23	442,500	938,200	938,200	Year End Roll	9/28/2017
2017	101	FV	478,800	0	1.23	429,600	908,400	908,400	Year End Roll	9/29/2016
2016	101	FV	468,700	0	1.23	429,600	898,300	898,300	Year End Roll	1/14/2016
2015	101	FV	454,600	0	1.23	364,000	818,600	818,600	Year End	10/2/2014
2014	101	FV	451,200	0	1.23	326,500	777,700	777,700	Year End Roll	1/23/2014
2013	101	FV	444,500	0	1.23	317,100	761,600	761,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WOOD JOANNE S,	33361-535		7/31/2001	CONVENIENC		1	No	No		
WARD WALTER B T	22687-333		12/4/1992		227500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/5/1996	1035-96	FENCE		C	6/9/1997			3/28/98 100%
9/5/1996	1034-96	GARAGE	15,000	C	6/9/1997			40% 3/28/98 100%
12/1/1992	178	RENOVATI	15,000	C	12/9/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/2/2002	M&L COMPLETE	615	
1/21/1999	ENTRY DENIED	600	
3/28/1998	MEAS/EXT INS	602	
6/9/1997	MEAS/EXT INS	602	
11/6/1995	MEAS/EXT INS	607	
6/14/1994	FIELDREV CHG	600	
4/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.22998	Total SF/SM:	53577.93	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	450,459	SpI Credit		Total:	450,500
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