

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KHAN ASAD
Owner 2:	
Owner 3:	
Street 1:	153 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1510 Type:

PREVIOUS OWNER

Owner 1:	CRONIN KIM A -
Owner 2:	-
Street 1:	153 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1510

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	218,600	12,500	1.870	561,000	792,100
Total Card 218,600 12,500 1.870 561,000 792,100					
Total Parcel 218,600 12,500 1.870 561,000 792,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 277.83		/Parcel: 277.83	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
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	193,800	12500	1.87	561,000	767,300	767,300	Year End Roll	9/26/2019
2019	101	FV	188,100	12500	1.87	543,400	744,000	744,000	Create Final value 2019	6/4/2019
2018	101	FV	188,100	12500	1.87	543,400	744,000	744,000	Year End Roll	9/28/2017
2017	101	FV	184,300	12500	1.87	513,000	709,800	709,800	Year End Roll	9/29/2016
2016	101	FV	184,300	12500	1.87	497,800	694,600	694,600	Year End Roll	1/14/2016
2015	101	FV	176,600	12500	1.87	461,000	650,100	650,100	Year End	10/2/2014
2014	101	FV	174,700	12500	1.87	413,000	600,200	600,200	Year End Roll	1/23/2014
2013	101	FV	170,900	12500	1.87	401,000	584,400	584,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CRONIN KIM A,	33200-357		7/3/2001		585000	No	No			
GEORGES, GEORGE	24344-248		3/10/1994	FAMILY	0	No	No			
MALOR WRIGHT	19534-373		12/15/1988		235000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

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 COMPLETE	615	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

