

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALEXANDER RAND L
Owner 2:	ALEXANDER CHERYL NAAS
Owner 3:	
Street 1:	54 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2016 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.76 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1988, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 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 Influ	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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.923		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									27,690						27,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,078,700		2.760	667,700	1,746,400
Total Card		1,078,700	2.760	667,700	1,746,400
Total Parcel		1,078,700	2.760	667,700	1,746,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 377.68		/Parcel: 377.68	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,120,700	0	2.76	691,700	1,812,400	1,812,400	Year End Roll	9/26/2019
2019	101	FV	1,088,500	0	2.76	674,100	1,762,600	1,762,600	Create Final value 2019	6/4/2019
2018	101	FV	1,088,500	0	2.76	674,100	1,762,600	1,762,600	Year End Roll	9/28/2017
2017	101	FV	1,007,200	25700	2.76	824,500	1,857,400	1,857,400	Year End Roll	9/29/2016
2016	101	FV	965,600	25700	2.76	772,500	1,763,800	1,763,800	Year End Roll	1/14/2016
2015	101	FV	1,380,100	25700	2.76	717,300	2,123,100	2,123,100	Year End	10/2/2014
2014	101	FV	1,300,900	25700	2.76	707,700	2,034,300	2,034,300	Year End Roll	1/23/2014
2013	101	FV	1,278,200	25700	2.88	691,300	1,995,200	1,995,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCDERMOTT, THOM	24560-345		5/24/1994		1290000	No	No			
COUNTRYSIDE EST	19727-293		3/29/1989		1190000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/15/2016	6625	DEMOLITI	28,000	C				Remove inground po
10/12/1994	592-94	TENN.CO	22,000	C	7/17/1995			
10/7/1994	588-94	POOL	20,000	C	7/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2015	MEAS+INSPCTD	618	G BOURGAULT
3/13/2012	MEAS+INSPCTD	618	G BOURGAULT
7/16/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
8/3/1995	INSPECTED	600	
7/17/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	36 12 6
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/22/20	16:34:46

LAST REV

Date	Time
01/05/17	14:37:16

blakeley
1215

