



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	OGDEN LYDIA
Owner 2:	CARLSON THADDEUS
Owner 3:	
Street 1:	37 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	NARDI - EDWARD G
Owner 2:	NARDI - JEAN B
Street 1:	29 ACADEMY LANE
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 1.685 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1840, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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		73378		SQUARE FE	PRIME SITE		0	10.	1.063	R5									780,134						780,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	478,700	4,100	1.685	780,100	1,262,900		0
							GIS Ref
							GIS Ref
Total Card	478,700	4,100	1.685	780,100	1,262,900	Entered Lot Size	
Total Parcel	478,700	4,100	1.685	780,100	1,262,900	Total Land: 1.69	
Source: Market Adj Cost	Total Value per SQ unit /Card: 349.06		/Parcel: 349.06			Land Unit Type:	Insp Date
							02/16/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	486,700	4100	1.685	780,100	1,270,900	1,270,900	Year End Roll	9/26/2019
2019	101	FV	464,500	4100	1.685	777,000	1,245,600	1,245,600	Create Final value 2019	6/4/2019
2018	101	FV	464,500	4100	1.685	777,000	1,245,600	1,245,600	Year End Roll	9/28/2017
2017	101	FV	459,800	8700	1.685	777,000	1,245,500	1,245,500	Year End Roll	9/29/2016
2016	101	FV	449,200	8700	1.685	726,300	1,184,200	1,184,200	Year End Roll	1/14/2016
2015	101	FV	422,100	8700	1.685	672,500	1,103,300	1,103,300	Year End	10/2/2014
2014	101	FV	402,800	8700	1.685	663,100	1,074,600	1,074,600	Year End Roll	1/23/2014
2013	101	FV	391,200	8700	1.685	643,600	1,043,500	1,043,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NARDI, EDWARD G	71876-114		11/13/2018		1412500	No	No			
SARAH KINDLEBER	20138-40		10/13/1989		463500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/4/2000	2142	ADDITION	160,000	C	6/28/2001			
5/26/2000	1983	DEMOLITI		C	6/28/2001			
4/21/1998	1388	WDK	13,500	C	6/2/1998			100% 7/1/98
4/21/1998	1387	ROOF		C	6/2/1998			100% 7/1/98

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2017	MEAS/EXT INS	4	JG
7/16/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2001	MEAS/EXT INS	613	
1/13/2001	M&L COMPLETE	613	
6/2/1998	MEAS/EXT INS	602	
5/21/1996	MEAS+INSPCTD	606	
10/13/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA

