



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	THOMPSON JR RANDALL
Owner 2:	THOMPSON DELIA H
Owner 3:	
Street 1:	34 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2037 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 4.646 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1869, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 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 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									40,590						40,600	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									120					100	Wetland	
132	UNDEV		1.4363		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									8,618					8,600	Cons Restr	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,505,300	93,700	3.210	840,700	2,439,700		0
132			1.436	8,600	8,600		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost						Land Unit Type:	09/20/18
Total Value per SQ unit /Card: 447.00						/Parcel: 377.83	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	2,043,400	95000	4.646	849,300	2,987,700	2,987,700	Year End Roll	9/26/2019
2019	101	FV	2,095,500	81000	4.646	846,100	3,022,600	3,022,600	Create Final value 2019	6/4/2019
2018	101	FV	2,095,500	81000	4.646	846,100	3,022,600	3,022,600	Year End Roll	9/28/2017
2017	101	FV	1,986,500	81000	4.646	846,100	2,913,600	2,913,600	Year End Roll	9/29/2016
2016	101	FV	1,950,200	81000	4.646	794,100	2,825,300	2,825,300	Year End Roll	1/14/2016
2015	101	FV	1,846,100	81000	4.646	738,900	2,666,000	2,666,000	Year End	10/2/2014
2014	101	FV	1,777,200	81000	4.646	729,300	2,587,500	2,587,500	Year End Roll	1/23/2014
2013	101	FV	1,731,800	81000	4.646	709,300	2,522,100	2,522,100	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERT OKIN	21334-159		8/5/1991		995000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/15/2008	4107	RENOVATI	10,000	C				remodel bth in cot
2/23/2002	2439	MANUAL	77,600	C	6/29/2002			work shop in garage
2/23/2002	2438	POOL HOU	41,000	C	6/29/2002			6/29/02 30%
8/3/1998	1478	POOL	52,000	C	3/24/1999			5/30/00 100%
8/3/1998	1477	ADDITION	156,000	C	5/30/2000			5/30/00 100%
8/21/1997	1259	ROOF		C	7/1/1998			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/20/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	PERMIT VISIT	25	D ERSKINE
5/2/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPCTD	613	
1/13/2001	M&L COMPLETE	613	
5/30/2000	MEAS+INSPCTD	611	
5/26/1999	MEAS+INSPCTD	602	
1/18/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

