

Town Of Lincoln



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	45 21 5
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:	

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITE CAROL K
Owner 2:	
Owner 3:	
Street 1:	38 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2037
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	WHITE JAMES B -
Owner 2:	WHITE CAROL K -
Street 1:	38 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2037

NARRATIVE DESCRIPTION

This Parcel contains 3.763 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.042		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									31,260						31,300	
101	ONE FAM		0.884		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,304						5,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	749,100	4,000	3.763	836,600	1,589,700	right of way shared with parcel 134-3-0
Total Card	749,100	4,000	3.763	836,600	1,589,700	Entered Lot Size
Total Parcel	749,100	4,000	3.763	836,600	1,589,700	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	470.60	/Parcel:	470.60	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	770,900	4000	3.763	836,600	1,611,500	1,611,500	Year End Roll	9/26/2019
2019	101	FV	781,300	4000	3.763	833,400	1,618,700	1,618,700	Create Final value 2019	6/4/2019
2018	101	FV	781,300	4000	5.84	853,900	1,639,200	1,639,200	Year End Roll	9/28/2017
2017	101	FV	717,700	4000	5.84	853,900	1,575,600	1,575,600	Year End Roll	9/29/2016
2016	101	FV	693,700	4000	5.84	801,900	1,499,600	1,499,600	Year End Roll	1/14/2016
2015	101	FV	674,200	4000	5.84	746,700	1,424,900	1,424,900	Year End	10/2/2014
2014	101	FV	622,000	4000	5.84	737,100	1,363,100	1,363,100	Year End Roll	1/23/2014
2013	101	FV	609,000	4000	5.84	717,100	1,330,100	1,330,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITE JAMES B,	52227-588		2/12/2009	FAMILY		0	No	No		
JAMES B. WHITE	14483-55		12/4/1981	FAMILY		0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2017	MEAS+INSPCTD	4	JG
7/16/2008	MEAS+INSPCTD	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
10/11/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

