

Town Of Lincoln



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALPEY JOHN B
Owner 2:	VALPEY SUSAN D
Owner 3:	
Street 1:	135 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.82 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, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				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		79279		SQUARE FE	PRIME SITE		0	7.25	1.006	R2									578,432						578,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	950,400	11,500	1.820	578,400	1,540,300
Total Card	950,400	11,500	1.820	578,400	1,540,300
Total Parcel	950,400	11,500	1.820	578,400	1,540,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		251.54	/Parcel: 251.54

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/30/18
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	917,100	11500	1.82	498,600	1,427,200	1,427,200	Year End Roll	10/15/2020
2020	101	FV	817,600	11500	1.82	506,600	1,335,700	1,335,700	Year End Roll	9/26/2019
2019	101	FV	817,300	11500	1.82	489,900	1,318,700	1,318,700	Create Final value 2019	6/4/2019
2018	101	FV	799,200	900	1.82	489,900	1,290,000	1,290,000	Year End Roll	9/28/2017
2017	101	FV	748,600	900	1.82	475,500	1,225,000	1,225,000	Year End Roll	9/29/2016
2016	101	FV	739,900	900	1.82	475,500	1,216,300	1,216,300	Year End Roll	1/14/2016
2015	101	FV	710,200	900	1.82	402,900	1,114,000	1,114,000	Year End	10/2/2014
2014	101	FV	702,700	900	1.82	361,400	1,065,000	1,065,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
YOUNG LEE A + J	23989-490		12/3/1993		407,500	No	No	
BONIA WALTER J	14280-227		5/5/1981		160,500	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/18/2002	2602	RENO-ADD	500,000	C	6/17/2003			2 add & reno inter

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
6/21/2003	MEAS+INSPCTD	615	
11/6/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	1.82000	Total SF/SM:	79279.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	578,432	SpI Credit		Total:	578,400
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