

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CLARKE BRUCE E
Owner 2:	CLARKE KAREN J A
Owner 3:	
Street 1:	23 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINTOTT JAMES W TR -
Owner 2:	23 BEDFORD RD NOMINEE TRUST -
Street 1:	C/O BRUCE AND KAREN CLARKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 6.248 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1860, Having Primarily STUCCO Exterior and MEMBRANE Roof Cover, with 1 Units, 5 Baths, 3 HalfBaths, 0 3/4 Baths, 10 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				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	11.52	1.000	R6									921,600						921,600	
101	ONE FAM		3.959		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									118,770						118,800	
101	ONE FAM		0.452		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R6									2,712						2,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	1,619,300	18,300	6.248	1,043,100	2,680,700	See Conservation Restriction Bk 44028/Pg 19
Total Card	1,619,300	18,300	6.248	1,043,100	2,680,700	Entered Lot Size
Total Parcel	1,825,600	18,300	6.248	1,043,100	2,887,000	Total Land:
Source: Market Adj Cost	Total Value per SQ unit /Card: 287.31		/Parcel: 254.29		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	1,931,300	18300	6.248	1,081,500	3,031,100	3,031,100	Year End Roll	10/15/2020
2020	101	FV	1,999,400	18300	6.248	1,041,500	3,059,200	3,059,200	Year End Roll	9/26/2019
2019	101	FV	2,094,200	18300	6.248	1,016,700	3,129,200	3,129,200	Create Final value 2019	6/4/2019
2018	101	FV	2,094,200	18300	6.248	1,016,700	3,129,200	3,129,200	Year End Roll	9/28/2017
2017	101	FV	1,994,500	18300	6.248	1,016,700	3,029,500	3,029,500	Year End Roll	9/29/2016
2016	101	FV	1,972,100	18300	6.248	990,300	2,980,700	2,980,700	Year End Roll	1/14/2016
2015	101	FV	1,953,000	18300	6.248	926,300	2,897,600	2,897,600	Year End	10/2/2014
2014	101	FV	1,914,900	18300	6.248	913,500	2,846,700	2,846,700	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINTOTT JAMES W	49057-34		2/28/2007	CHD>SALE	2,107,085	No	No			
HECK STANLEY,	44028-19		11/2/2004		2,200,000	No	No			
MARY HIGBEE HEC	14531-461		2/4/1982	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2012	5188	WOOD STO		C				install a wood sto
4/4/2012	5011	MANUAL	15,000	C	6/11/2012			install solar phot
5/3/2011	4709	RENO-BAR	20,000	C	6/11/2012			add wind to rear o
11/9/2009	4325	RENOVATI	4,000	C	7/28/2010			addition work unde
9/23/2009	4280	RENOVATI	6,000	C	7/28/2010			renovate inside po
5/14/2009	4179	RENOVATI	6,000	C	7/28/2010			partial reno of bt
11/17/2008	4095	MANUAL	150,000	C	4/21/2009			additional fee for
7/15/2008	3994	POOL	40,000	C	7/28/2010			remove steel pool
6/5/2007	3698	RENOVATI	1,500,000	C	7/28/2010			demo kitch&bedwing
3/30/2007	3639	DEMOLITI		C				demo sturcture nor

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2012	MEAS+INSPCTD	25	D ERSKINE
7/28/2010	MEAS+INSPCTD	25	D ERSKINE
4/21/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	MEAS+INSPCTD	100	
6/28/2007	MEAS/EXT INS	100	
6/17/2003	MEAS/EXT INS	615	
2/9/2001	M&L COMPLETE	610	
1/27/1996	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

