



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LATTIMORE TR GERALDINE H
Owner 2:	LATTIMORE TR DAVID
Owner 3:	LATTIMORE REALTY TRUST
Street 1:	2 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2017 Type:

PREVIOUS OWNER

Owner 1:	LATTIMORE - GERALDINE H
Owner 2:	LATTIMORE - DAVID
Street 1:	2 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2017

NARRATIVE DESCRIPTION

This Parcel contains .31 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1790, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		13503		SQUARE FE	PRIME SITE		0	9.25	4.447	R4									555,471						555,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	372,100	6,600	0.310	555,500	934,200
Total Card	372,100	6,600	0.310	555,500	934,200
Total Parcel	372,100	6,600	0.310	555,500	934,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		382.87	/Parcel: 382.87

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

Insp Date	12/06/21
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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
2022	101	FV	324,800	6600	.31	514,000	845,400	845,400	Year End Roll	10/19/2021
2021	101	FV	338,800	6600	.31	480,400	825,800	825,800	Year End Roll	10/15/2020
2020	101	FV	344,400	6600	.31	498,400	849,400	849,400	Year End Roll	9/26/2019
2019	101	FV	321,300	6600	.31	485,200	813,100	813,100	Create Final value 2019	6/4/2019
2018	101	FV	321,300	6600	.31	485,200	813,100	813,100	Year End Roll	9/28/2017
2017	101	FV	318,600	6600	.31	480,400	805,600	805,600	Year End Roll	9/29/2016
2016	101	FV	309,800	6600	.31	466,600	783,000	783,000	Year End Roll	1/14/2016
2015	101	FV	291,500	6600	.31	431,800	729,900	729,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LATTIMORE,GERAL	79584-29		1/25/2022	CONVENIENC		1	No	No		1/25/2022 PUT INTO LATTIMORE REALTY
GERALDINE H. LI	22049-163		5/20/1992	PART INTERES	175,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/21/2010	4491	ROOF		C				strip & re-roof pa
7/14/2009	4224	ROOF		C				strip and re-roof
12/1/1994	638-94	ROOF		20	C	8/18/1995		

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2021	INSPECTED	5	TB
10/25/2011	MEAS/EXT INS	25	D ERSKINE
12/5/2006	MEAS+INSPCTD	100	
2/9/2001	M&L COMPLETE	610	
10/11/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

