



PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		BEDFORD RD, LINCOLN
Unit #:		
Owner 1: WARNER TR ANNE T		
Owner 2: ANNE WARNER REVOCABLE TRUST		
Owner 3:		
Street 1: 186 BEDFORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1500	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	753,900		0.930	579,300	1,333,200
Total Card 753,900 0.930 579,300 1,333,200					
Total Parcel 753,900 0.930 579,300 1,333,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 372.57		/Parcel: 372.57	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	12/09/21

OWNERSHIP

Owner 1: WARNER TR ANNE T
Owner 2: ANNE WARNER REVOCABLE TRUST
Owner 3:
Street 1: 186 BEDFORD RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-1500 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	748,600	0	.93	545,200	1,293,800	1,293,800	Year end	11/3/2022
2022	101	FV	631,600	0	.93	494,100	1,125,700	1,125,700	Year End Roll	10/19/2021
2021	101	FV	591,200	0	.93	426,000	1,017,200	1,017,200	Year End Roll	10/15/2020
2020	101	FV	556,300	0	.93	432,800	989,100	989,100	Year End Roll	9/26/2019
2019	101	FV	503,800	0	.93	418,500	922,300	922,300	Create Final value 2019	6/4/2019
2018	101	FV	503,800	0	.93	418,500	922,300	922,300	Year End Roll	9/28/2017
2017	101	FV	479,300	0	.93	406,200	885,500	885,500	Year End Roll	9/29/2016
2016	101	FV	558,000	0	.93	406,200	964,200	964,200	Year End Roll	1/14/2016

Parcel ID 114 3 0

PREVIOUS OWNER

Owner 1: WARNER - ANNE T
Owner 2: -
Street 1: 186 BEDFORD RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-1500 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WARNER, ANNE T	71937-522		11/28/2018	CONVENIENC	10	No	No			
STUBBLEBINE, ALA	66425-243		11/23/2015		885,000	No	No			
STUBBLEBINE, DAV	50219-208		10/15/2007	FAMILY	1	No	No			
STUBBLEBINE, DAV	37826-375		1/29/2003	CONVENIENC	1	No	No			
STUBBLEBINE, DAV	35734-156		6/24/2002	CONVENIENC	1	No	No			
WISE, JOHN B.	32613-441		4/2/2001		875,000	No	No			
WISE, ROBERT E.	24760-211		8/5/1994	FAMILY	1	Yes	No			
FAIRVIEW REALTY	24358-486		3/15/1994		110,000	Yes	No			

PAT ACCT.

apro	841
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NARRATIVE DESCRIPTION
 This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2019	R-19-0163	RENO-ADD	90,000	C	1/27/2020			Convert existing s
4/7/2017	6715	WINDOWS	65,679	C	5/25/2017			Replace 29 windows
3/13/2017	6686	RENOVATI	20,000	C	5/16/2017			Remodel bathroom
5/13/2016	6435	SOLAR PA	49,000	C	7/7/2016			Install solar pane
7/31/2012	5113	ROOF	8,700	C				strip & re-roof dw
6/2/1994	477-94	POOL	4,000	C	8/29/1995			
3/7/1994	431	NEW HOME	209,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
6/9/2020	QUESTIONNAIR	624	W Coelho
4/19/2016	SALES INSP	618	G BOURGAULT
9/16/2009	MEAS+INSPCTD	25	D ERSKINE
11/2/2002	M&L COMPLETE	615	
6/7/2002	MISSED APPT	600	
10/24/1995	ENTRY DENIED	607	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		40510		SQUARE FE	PRIME SITE		0	8.5	1.682	R2									579,301						579,300	

Total AC/HA: 0.92998	Total SF/SM: 40509.93	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 579,301	SpI Credit	Total: 579,300
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