

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

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 OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1995, having primarily CLAPBOARD Exterior and 3578 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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		40510		SQUARE FE	PRIME SITE		0	8.76	1.68	R2									597,022						597,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	808,500		597,000	1,405,500
Total Card	0.930	808,500		597,000	1,405,500
Total Parcel	0.930	808,500		597,000	1,405,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		392.77	/Parcel: 392.77

Legal Description	User Acct
398	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	764,600	0	.93	590,900	1,355,500		Year End Roll	12/2/2024
2024	101	FV	753,900	0	.93	579,300	1,333,200		Year end	11/9/2023
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 va	6/4/2019
2018	101	FV	503,800	0	.93	418,500	922,300	922,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	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		

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



**Patriot Properties Inc.**

USER DEFINED

Prior Id # 1:	17 2 0
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:	
CivilDistrict:	
Ratio:	

