

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BEDFORD LN, LINCOLN

OWNERSHIP

Owner 1:	LEE JENG SHIN
Owner 2:	YU SYIN YIN
Owner 3:	
Street 1:	9 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1404 Type:

PREVIOUS OWNER

Owner 1:	LEE - JENG SHIN
Owner 2:	YU - SYIN YIN
Street 1:	9 BEDFORD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1404

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1930, having primarily CLAPBOARD Exterior and 4139 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		40075		SQUARE FE	PRIME SITE		0	9.98	1.70	R3									678,865						678,900	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	678,865	SpI Credit	Total:	678,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	614,400	600	678,900	1,293,900
Total Card	0.920	614,400	600	678,900	1,293,900
Total Parcel	0.920	614,400	600	678,900	1,293,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		312.58	/Parcel: 312.58

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	540,100	600	.92	659,100	1,199,800		Year End Roll	12/2/2024
2024	101	FV	529,700	600	.92	646,200	1,176,500		Year end	11/9/2023
2023	101	FV	526,300	600	.92	595,200	1,122,100	1,122,100	Year end	11/3/2022
2022	101	FV	454,800	900	.92	538,100	993,800	993,800	Year End Roll	10/19/2021
2021	101	FV	434,900	900	.92	476,200	912,000	912,000	Year End Roll	10/15/2020
2020	101	FV	406,400	900	.92	476,200	883,500	883,500	Year End Roll	9/26/2019
2019	101	FV	410,300	900	.92	461,200	872,400	872,400	Create Final va	6/4/2019
2018	101	FV	410,300	900	.92	461,200	872,400	872,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE, JENG SHIN	82275-557		12/4/2023	CONVENIENC		1	No	No	
MCKELVY DOUGLAS	38450-134		3/21/2003		797,000	No	No		
WOZNAC, RICHARD	19641-254		2/9/1989		369,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2016	6584	SOLAR PA	2,170	C				Install roof mount
9/13/2004	3034	SHED	2,000	C	5/21/2005			
8/2/1999	1766	RENO-ADD	300,000	C	6/5/2001			6/19/00 50%

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
10/25/2011	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
6/5/2001	MEAS+INSPCTD	615	
6/19/2000	MEAS+INSPCTD	611	
1/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	17 20 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:	

PRINT

Date	Time
09/26/25	15:21:33

LAST REV

Date	Time
01/23/24	13:25:40

blakeley 842

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