



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SONIER TR MICHAEL J
Owner 2:	MICHAEL SONIER REVOCABLE TRUS
Owner 3:	
Street 1:	172 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

**PREVIOUS OWNER**

Owner 1:	ORR TR - DEBRA
Owner 2:	172 BEDFORD ROAD REALTY TRUST -
Street 1:	172 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

**NARRATIVE DESCRIPTION**

This parcel contains 4.913 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1970, having primarily CLAPBOARD Exterior and 3941 Square Feet, with 1 Unit, 2 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	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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.196		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									6,860						6,900	
101	ONE FAM		2.88		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									20,160						20,200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.913	566,600	900	825,500	1,393,000
Total Card 4.913 566,600 900 825,500 1,393,000					
Total Parcel 4.913 566,600 900 825,500 1,393,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 353.50		/Parcel: 353.50	

Legal Description	User Acct
See plan 1379 of 2007.	
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	496,600	800	4.913	802,300	1,299,700		Year End Roll	12/2/2024
2024	101	FV	486,800	800	4.913	783,200	1,270,800		Year end	11/9/2023
2023	101	FV	492,400	800	4.913	723,200	1,216,400	1,216,400	Year end	11/3/2022
2022	101	FV	429,800	1500	4.913	656,000	1,087,300	1,087,300	Year End Roll	10/19/2021
2021	101	FV	397,700	1500	4.913	583,200	982,400	982,400	Year End Roll	10/15/2020
2020	101	FV	371,200	1500	4.913	583,200	955,900	955,900	Year End Roll	9/26/2019
2019	101	FV	377,800	1500	4.913	565,600	944,900	944,900	Create Final va	6/4/2019
2018	101	FV	377,800	1500	4.913	565,600	944,900	944,900	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORR TR,DEBRA	82142-182		10/27/2023		1,499,000	No	No		
ORR ,DEBRA	76231-352		11/20/2020	CONVENIENC		1	No	No	
ORR TR,DEBRA	76231-345		11/20/2020	CONVENIENC		1	No	No	
ORR,DEBRA	69356-100		5/31/2017	CONVENIENC		1	No	No	
ORR RONALD B,	59178-298		5/29/2012	DIVORCE/ESTA		1	No	No	DIVORCE AGREEMENT
ARMSTRONG FAMIL	22567-491		11/2/1992		329,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2024	R-24-0045	FIREPLAC	8,854	C				Fireplace rehab in
6/4/2010	4478	FENCE		C				replace a 3ft fenc
7/7/1999	1742	SCREENPR	13,500	C	5/30/2000			5/30/00 100%
6/25/1998	1449	SHED	1,000	C	3/24/1999			
8/19/1997	1257	FENCE		C	1/8/1998			
2/6/1995	667-95	RENOVATI	25,000	C	8/23/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
7/31/2014	MEAS/EXT INS	618	G BOURGAULT
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
5/30/2000	MEAS/EXT INS	611	
3/24/1999	MEAS/EXT INS	602	
12/22/1997	ABATE-INSPEC	600	
11/3/1995	MEAS+INSPCTD	607	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

