

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KARTY KEVIN D
Owner 2:	BLACK MARCIE R
Owner 3:	
Street 1:	173 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1512 Type:

PREVIOUS OWNER

Owner 1:	MEYER WILLIAM E -
Owner 2:	ROBERGE MEYER NANCY -
Street 1:	173 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1512

NARRATIVE DESCRIPTION

This parcel contains 1.04 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1948, having primarily ALUMINUM Exterior and 4399 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 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		45302		SQUARE FE	PRIME SITE		0	8.76	1.54	R2									609,614						609,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.040	556,600		609,600	1,166,200
Total Card 1.040 556,600 609,600 1,166,200					
Total Parcel 1.040 556,600 609,600 1,166,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 265.11		/Parcel: 265.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	525,300	0	1.04	603,400	1,128,700		Year End Roll	12/2/2024
2024	101	FV	511,800	0	1.04	591,500	1,103,300		Year end	11/9/2023
2023	101	FV	467,700	0	1.04	556,700	1,024,400	1,024,400	Year end	11/3/2022
2022	101	FV	394,600	0	1.04	504,500	899,100	899,100	Year End Roll	10/19/2021
2021	101	FV	367,000	0	1.04	434,900	801,900	801,900	Year End Roll	10/15/2020
2020	101	FV	363,600	0	1.04	441,900	805,500	805,500	Year End Roll	9/26/2019
2019	101	FV	328,900	0	1.04	427,300	756,200	756,200	Create Final va	6/4/2019
2018	101	FV	328,900	0	1.04	427,300	756,200	756,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEYER WILLIAM E	50409-352		11/30/2007		707,500	No	No		
DEJESUS PAUL	22812-484		1/8/1993		316,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2013	5443	ROOF	6,180	C				strip & re-roof fr
12/18/2012	5278	SOLAR PA	19,425	C				install of roof mo
11/28/2011	4937	MANUAL		C				install wood stove
10/27/2011	4910	MANUAL	5,000	C				replace 2 sliding
10/13/2006	3541	MANUAL	40,000	C	6/19/2007			finish basement;ce
9/30/1994	581-94	W/S FLUE		C	7/12/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
9/18/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2007	MEAS+INSPCTD	100	
1/27/2004	ABATE-INSPEC	600	
6/1/1996	MEAS+INSPCTD	606	
11/3/1995	MEAS/EXT INS	607	
6/14/1994	FIELDREV CHG	600	
10/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	17 9 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:	

