

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,316,400 / 1,414,400
 USE VALUE: 1,316,400 / 1,414,400
 ASSESSED: 1,316,400 / 1,414,400



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOOD JOANNE S
Owner 2:	
Owner 3:	
Street 1:	106 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WOOD JOANNE S -
Owner 2:	TROMBADORE MATTHEW P -
Street 1:	134 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This parcel contains 1.23 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1953, having primarily CLAPBOARD Exterior and 2656 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 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		53578		SQUARE FE	PRIME SITE		0	8.76	1.35	R2									631,365						631,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.230	685,000		631,400	1,316,400
Total Card 1.230 685,000 631,400 1,316,400					
Total Parcel 1.230 783,000 631,400 1,414,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 495.73		/Parcel: 532.63	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	738,900	0	1.23	624,900	1,363,800		Year End Roll	12/2/2024
2024	101	FV	732,700	0	1.23	612,600	1,345,300		Year end	11/9/2023
2023	101	FV	655,000	0	1.23	576,600	1,231,600	1,231,600	Year end	11/3/2022
2022	101	FV	589,600	0	1.23	522,500	1,112,100	1,112,100	Year End Roll	10/19/2021
2021	101	FV	565,200	0	1.23	450,500	1,015,700	1,015,700	Year End Roll	10/15/2020
2020	101	FV	523,000	0	1.23	457,700	980,700	980,700	Year End Roll	9/26/2019
2019	101	FV	495,700	0	1.23	442,500	938,200	938,200	Create Final va	6/4/2019
2018	101	FV	495,700	0	1.23	442,500	938,200	938,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOOD JOANNE S,	33361-535		7/31/2001	CONVENIENC		1	No	No	
WARD WALTER B T	22687-333		12/4/1992		227,500		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/1996	1035-96	FENCE		C	3/28/1998			3/28/98 100%
9/5/1996	1034-96	GARAGE	15,000	C	3/28/1998			40% 3/28/98 100%
12/1/1992	178	RENOVATI	15,000	C	12/9/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/2/2002	M&L COMPLETE	615	
1/21/1999	ENTRY DENIED	600	
3/28/1998	MEAS/EXT INS	602	
6/9/1997	MEAS/EXT INS	602	
11/6/1995	MEAS/EXT INS	607	
6/14/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.22998 Total SF/SM: 53578 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 2 Total: 631,365 Spl Credit Total: 631,400

