

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARRIS TR ERIC A
Owner 2:	BROOKS TR SUSAN F
Owner 3:	SUSAN F BROOKS LIVING TRUST
Street 1:	138 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2707 Type:

PREVIOUS OWNER

Owner 1:	HARRIS - ERIC A
Owner 2:	BROOKS - SUSAN F
Street 1:	138 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2707

NARRATIVE DESCRIPTION

This parcel contains 3.51 ACRES of land mainly classified as TWO FAM with a CONVENT'NL Building built about 1860, having primarily CLAPBOARD Exterior and 3264 Square Feet, with 2 Units, 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	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
104	TWO FAM		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
104	TWO FAM		1.673		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									58,555						58,600	

Total AC/HA:	3.50955	Total SF/SM:	152876	Parcel LUC:	104	TWO FAM	Prime NB Desc	RES CAT 3	Total:	856,955	SpI Credit	Total:	857,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3.510	523,800	39,100	857,000	1,419,900
Total Card 3.510 523,800 39,100 857,000 1,419,900					
Total Parcel 3.510 523,800 39,100 857,000 1,419,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		435.02	/Parcel: 435.02

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	104	FV	459,200	36600	3.51	833,800	1,329,600		Year End Roll	12/2/2024
2024	104	FV	450,200	36600	3.51	810,200	1,297,000		Year end	11/9/2023
2023	104	FV	447,200	36600	3.51	750,200	1,234,000	1,234,000	Year end	11/3/2022
2022	104	FV	384,900	36600	3.51	683,000	1,104,500	1,104,500	Year End Roll	10/19/2021
2021	104	FV	337,300	36600	3.51	610,200	984,100	984,100	Year End Roll	10/15/2020
2020	104	FV	314,400	36600	3.51	610,200	961,200	961,200	Year End Roll	9/26/2019
2019	104	FV	313,300	36600	3.51	592,600	942,500	942,500	Create Final va	6/4/2019
2018	104	FV	313,300	36600	3.51	592,600	942,500	942,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS, ERIC A	71444-398		8/8/2018	CONVENIENC	99	No	No		
JOHNSON, RAYMON	21425-412		9/20/1991	PARTIAL INTR	193,200	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2024	R-24-0104	WINDOWS	1,000	C				Replace one window
10/30/2012	5216	RENOVATI	6,569	C	4/3/2013			remove & replace s
5/20/2005	3181	ROOF		C				
6/15/2000	2002	ROOF		C	6/30/2001			
9/3/1998	1514	MANUAL	3,500	C	3/24/1999			Repair farmers por

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
9/16/2013	MEAS/EXT INS	25	D ERSKINE
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/24/1999	MEAS/EXT INS	602	
1/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	22 29 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:	

Parcel ID	119 23 0
Entered Lot Size	
Total Land:	
Land Unit Type:	
PRINT	
Date	09/26/25
Time	15:28:13
LAST REV	
Date	11/18/24
Time	15:00:49
blakeley	
905	

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