

119

24

0

1 of 1

RESIDENTIAL

Total Card /

Total Parcel

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

981,800 /

981,800

USE VALUE:

981,800 /

981,800

ASSESSED:

981,800 /

981,800

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WU PAUL
Owner 2:	WU REANNA
Owner 3:	
Street 1:	142 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2707 Type:

PREVIOUS OWNER

Owner 1:	PIRES - HUI
Owner 2:	PIRES - KYLE
Street 1:	142 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2707

NARRATIVE DESCRIPTION

This parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily VINYL Exterior and 2908 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 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		44866		SQUARE FE	PRIME SITE		0	9.98	1.55	R3									693,208						693,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.030	288,200	400	693,200	981,800
Total Card	1.030	288,200	400	693,200	981,800
Total Parcel	1.030	288,200	400	693,200	981,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		337.62	/Parcel: 337.62

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	271,900	400	1.03	673,100	945,400		Year End Roll	12/2/2024
2024	101	FV	252,200	400	1.03	659,900	912,500		Year end	11/9/2023
2023	101	FV	231,500	400	1.03	607,800	839,700	839,700	Year end	11/3/2022
2022	101	FV	201,600	400	1.03	549,400	751,400	751,400	Year End Roll	10/19/2021
2021	101	FV	185,000	400	1.03	486,200	671,600	671,600	Year End Roll	10/15/2020
2020	101	FV	183,300	400	1.03	486,200	669,900	669,900	Year End Roll	9/26/2019
2019	101	FV	166,700	400	1.03	470,900	638,000	638,000	Create Final va	6/4/2019
2018	101	FV	166,700	400	1.03	470,900	638,000	638,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIRES,HUI	69945-559		9/18/2017		618,999	No	No		
PAGE,DEBORAH L	62167-434		7/2/2013		507,000	No	No		
PAGE DEBORAH L,	38741-316		4/9/2003	CONVENIENC		1	No	No	
LIPPMAN RICHARD	31702-453		8/8/2000		415,000	No	No		
LIPPMAN ANNE F	29417-555		11/17/1998	CONVENIENC		1	No	No	
RICHARD J. LIPP	22004-130		5/4/1992	FAMILY		No	No		
LIPPMAN ANNE F	29417-557		11/17/1988	CONVENIENC		1	No	No	

BUILDING PERMITS

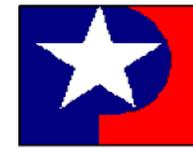
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/11/2025	R-25-0053	APARTMEN						
10/16/2023	R-23-0266	FINISH B	25,000	O				Demo existing base
8/31/2023	R-23-0215	KITCHEN	20,000	O				Replace existing c
4/10/2020	R-20-0061	SOLAR PA	12,458	C				Install 4 solar ho
5/11/2018	7064	SOLAR PA	28,166	C	6/26/2018			Install solar pane
4/23/2014	5723	MANUAL	4,000	C				Sheet metal work f
4/14/1994	215	RENOVATI	40,000	C	12/14/1993			
12/1/1993	177	RENOVATI	20,000	C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2024	PERMIT VISIT	605	BOA
12/8/2021	INSPECTED	5	TB
3/20/2014	SALES INSP	618	G BOURGAULT
11/25/2008	MEAS+INSPCTD	100	
1/23/2003	ABATE-INSPEC	600	
11/6/1995	MEAS+INSPCTD	607	
12/14/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.02998 Total SF/SM: 44866 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 693,208 Spl Credit Total: 693,200



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	22 30 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	15:28:25

LAST REV

Date	Time
05/13/25	11:04:21

apro 907

ASR Map: Fact Dist: Reval Dist:

Year: LandReason: BldReason:

CivilDistrict: Ratio:

