

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KHAN ASAD	
Owner 2:		
Owner 3:		
Street 1:	153 BEDFORD RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-1510	Type:

PREVIOUS OWNER

Owner 1:	CRONIN KIM A -	
Owner 2:	-	
Street 1:	153 BEDFORD RD	
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-1510	

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1950, having primarily WOOD SHING Exterior and 2851 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 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		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,155						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	323,600	13,400	799,600	1,136,600
Total Card 1.870 323,600 13,400 799,600 1,136,600					
Total Parcel 1.870 323,600 13,400 799,600 1,136,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 398.67		/Parcel: 398.67	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	303,000	12500	1.87	776,400	1,091,900		Year End Roll	12/2/2024
2024	101	FV	301,200	12500	1.87	761,000	1,074,700		Year end	11/9/2023
2023	101	FV	261,200	12500	1.87	701,000	974,700	974,700	Year end	11/3/2022
2022	101	FV	233,900	12500	1.87	633,800	880,200	880,200	Year End Roll	10/19/2021
2021	101	FV	218,600	12500	1.87	561,000	792,100	792,100	Year End Roll	10/15/2020
2020	101	FV	193,800	12500	1.87	561,000	767,300	767,300	Year End Roll	9/26/2019
2019	101	FV	188,100	12500	1.87	543,400	744,000	744,000	Create Final va	6/4/2019
2018	101	FV	188,100	12500	1.87	543,400	744,000	744,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRONIN KIM A,	33200-357		7/3/2001		585,000	No	No		
GEORGES, GEORGE	24344-248		3/10/1994	FAMILY		No	No		
MALOR WRIGHT	19534-373		12/15/1988		235,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	22 6 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	15:29:36

LAST REV

Date	Time
12/08/21	10:16:47

apro	918
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