

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRAND TR STEPHEN JAMES
Owner 2:	WILLIAMS TR BLANDYNA TERESA
Owner 3:	BRAND WILLIAMS REALTY TRUST
Street 1:	161 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	BRAND - STEPHEN JAMES
Owner 2:	WILLIAMS - BLANDYNA TERESA
Street 1:	161 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1950, having primarily VINYL Exterior and 2615 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		47480		SQUARE FE	PRIME SITE		0	8.76	1.48	R2									615,336						615,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.090	332,300	1,200	615,300	948,800	
Total Card		1.090	332,300	1,200	615,300	948,800
Total Parcel		1.090	332,300	1,200	615,300	948,800
Source:		Market Adj Cost	Total Value per SQ unit /Card:		362.77	/Parcel: 362.77

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	314,100	1100	1.09	609,000	924,200		Year End Roll	12/2/2024
2024	101	FV	309,600	1100	1.09	597,100	907,800		Year end	11/9/2023
2023	101	FV	307,300	1100	1.09	562,000	870,400	870,400	Year end	11/3/2022
2022	101	FV	278,700	1200	1.09	509,300	789,200	789,200	Year End Roll	10/19/2021
2021	101	FV	264,900	1200	1.09	439,000	705,100	705,100	Year End Roll	10/15/2020
2020	101	FV	262,600	1200	1.09	446,000	709,800	709,800	Year End Roll	9/26/2019
2019	101	FV	248,500	1200	1.09	431,300	681,000	681,000	Create Final va	6/4/2019
2018	101	FV	249,400	500	1.09	431,300	681,200	681,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAND,STEPHEN J	82088-504		10/12/2023	CONVENIENC		1	No	No	
BRAND STEPHEN J	52431-476		3/19/2009	FAMILY		1	No	No	
BRAND STEPHEN J	29543-201		9/3/1998	CONVENIENC			No	No	
ROBERT V. GREEN	20881-393		11/26/1990		270,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2025	R-25-0025	WEATHERI	5,000	C				Weatherization/air
10/5/2023	R-23-0239	ROOF	20,417	C				Re-roof entire dwe
5/14/2007	3682	RENOVATI	42,000	C				reno kit & 1/2 bat
11/23/1994	174	RENOVATI	40,000	C	12/11/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/17/2018	MEAS+INSPCTD	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS DENIED	100	
6/19/2007	MEAS DENIED	100	
12/4/2004	M&L COMPLETE	615	
1/16/1995	MEAS+INSPCTD	606	
12/11/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	22 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:	

PRINT

Date	Time
09/26/25	15:29:54

LAST REV

Date	Time
05/15/25	10:17:04

blakeley 921

