

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GAILEY TIMOTHY H
Owner 2:	GAILEY MARY ELLEN
Owner 3:	
Street 1:	160 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1511 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.02 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1925, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		44431		SQUARE FE	PRIME SITE		0	6.25	1.560	R2									433,308						433,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	112,600	900	1.020	433,300	546,800		0
							GIS Ref
							GIS Ref
Total Card	112,600	900	1.020	433,300	546,800	Entered Lot Size	
Total Parcel	112,600	900	1.020	433,300	546,800	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 213.89		/Parcel: 213.89			Land Unit Type:	Insp Date
							05/14/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	104,800	900	1.02	440,200	545,900	545,900	Year End Roll	9/26/2019
2019	101	FV	106,700	900	1.02	425,700	533,300	533,300	Create Final value 2019	6/4/2019
2018	101	FV	106,700	900	1.02	425,700	533,300	533,300	Year End Roll	9/28/2017
2017	101	FV	101,800	900	1.02	413,200	515,900	515,900	Year End Roll	9/29/2016
2016	101	FV	99,900	900	1.02	413,200	514,000	514,000	Year End Roll	1/14/2016
2015	101	FV	96,000	900	1.02	350,100	447,000	447,000	Year End	10/2/2014
2014	101	FV	95,000	900	1.02	314,100	410,000	410,000	Year End Roll	1/23/2014
2013	101	FV	93,000	900	1.02	305,000	398,900	398,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KNOOP, CHRISTOP	13100-591		11/29/1976		68500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/2/2015	6215	ROOF	4,500	C				Strip and re-roof
3/29/2011	4671	ROOF		C				strip & re-roof
6/17/1994	500-94	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
1/10/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

