



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WARNER TR ANNE T
Owner 2:	ANNE WARNER REVOCABLE TRUST
Owner 3:	
Street 1:	186 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

PREVIOUS OWNER

Owner 1:	WARNER - ANNE T
Owner 2:	-
Street 1:	186 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40510		SQUARE FE	PRIME SITE		0	6.25	1.682	R2									425,956						426,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	591,200		0.930	426,000	1,017,200		0			
							GIS Ref			
							GIS Ref			
Total Card					591,200	0.930	426,000	1,017,200	Entered Lot Size	
Total Parcel					591,200	0.930	426,000	1,017,200	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		284.26	/Parcel:	284.26	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	556,300	0	.93	432,800	989,100	989,100	Year End Roll	9/26/2019
2019	101	FV	503,800	0	.93	418,500	922,300	922,300	Create Final value 2019	6/4/2019
2018	101	FV	503,800	0	.93	418,500	922,300	922,300	Year End Roll	9/28/2017
2017	101	FV	479,300	0	.93	406,200	885,500	885,500	Year End Roll	9/29/2016
2016	101	FV	558,000	0	.93	406,200	964,200	964,200	Year End Roll	1/14/2016
2015	101	FV	552,800	0	.93	344,200	897,000	897,000	Year End	10/2/2014
2014	101	FV	515,900	0	.93	308,700	824,600	824,600	Year End Roll	1/23/2014
2013	101	FV	505,400	0	.93	299,900	805,300	805,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WARNER, ANNE T	71937-522		11/28/2018	CONVENIENC	10	No	No			
STUBBLEBINE, ALA	66425-243		11/23/2015		885000	No	No			
STUBBLEBINE DAV	50219-208		10/15/2007	FAMILY	1	No	No			
STUBBLEBINE DAV	37826-375		1/29/2003	CONVENIENC	1	No	No			
STUBBLEBINE DAV	35734-156		6/24/2002	CONVENIENC	1	No	No			
WISE JOHN B,	32613-441		4/2/2001		875000	No	No			
WISE, ROBERT E.	24760-211		8/5/1994	FAMILY	1	Yes	No			
FAIRVIEW REALTY	24358-486		3/15/1994		110000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/2/2019	R-19-0163	RENO-ADD	90,000	C	1/27/2020			Convert existing s
4/7/2017	6715	WINDOWS	65,679	C	5/25/2017			Replace 29 windows
3/13/2017	6686	RENOVATI	20,000	C	5/16/2017			Remodel bathroom
5/13/2016	6435	SOLAR PA	49,000	C	7/7/2016			Install solar pane
7/31/2012	5113	ROOF	8,700	C				strip & re-roof dw
6/2/1994	477-94	POOL	4,000	C	8/29/1995			
3/7/1994	431	NEW HOME	209,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2020	QUESTIONNAIR	624	W Coelho
4/19/2016	SALES INSP	618	G BOURGAULT
9/16/2009	MEAS+INSPCTD	25	D ERSKINE
11/2/2002	M&L COMPLETE	615	
6/7/2002	MISSED APPT	600	
10/24/1995	ENTRY DENIED	607	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

