



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIRCHES SCHOOL, INC
Owner 2:	
Owner 3:	
Street 1:	100 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA Own Occ: Y
Postal:	01773-2029 Type:

PREVIOUS OWNER

Owner 1:	WANG - AN
Owner 2:	WANG - LORRAINE C
Street 1:	100 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773-2029

NARRATIVE DESCRIPTION

This Parcel contains 3.91 ACRES of land mainly classified as CHARITY with a(n) CAPE Building Built about 1941, Having Primarily CLAPBOARD Exterior and SLATE Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 15 Rooms, and 2 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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
905	CHARITY		2.0735		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									62,205						62,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	1,012,000	10,000	3.910	622,200	1,644,200
Total Card 1,012,000 10,000 3.910 622,200 1,644,200					
Total Parcel 1,012,000 10,000 3.910 622,200 1,644,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		257.19	/Parcel: 257.19

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	905	FV	900,800	10000	3.91	622,200	1,533,000	1,533,000	Year End Roll	9/26/2019
2019	905	FV	900,100	10000	3.91	604,600	1,514,700	1,514,700	Create Final value 2019	6/4/2019
2018	905	FV	900,100	10000	2.62	565,900	1,476,000	1,476,000	Year End Roll	9/28/2017
2017	101	FV	856,200	31300	2.62	535,500	1,423,000	1,423,000	Year End Roll	9/29/2016
2016	101	FV	846,200	31300	2.62	520,300	1,397,800	1,397,800	Year End Roll	1/14/2016
2015	101	FV	811,100	31300	2.62	483,500	1,325,900	1,325,900	Year End	10/2/2014
2014	101	FV	802,300	31300	2.62	435,500	1,269,100	1,269,100	Year End Roll	1/23/2014
2013	101	FV	784,700	31300	2.62	423,500	1,239,500	1,239,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WANG,AN	68472-325		11/15/2016	INVOLV CHARI	1922790	No	No			
	8835-449		10/1/1956		32000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2020	C-20-0007	RENO-ADD	150,000	O				Construct new 20 x
10/20/2017	6893	SHEET MT	74,000	C				Sheet metal work f
9/5/2017	6836	RENO-ADD	1,300,000	C	9/13/2018			Construct addition
6/13/2017	6774	DEMOLITI	15,000	C				Interior demolitio
4/18/2017	6722	DEMOLITI	3,500	C	5/30/2017			Demolish existing

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2017	PERMIT VISIT	618	G BOURGAULT
1/5/2017	MEAS+INSPCTD	4	JG
7/29/2008	MEAS+INSPCTD	25	D ERSKINE
3/15/2001	M&L COMPLETE	613	
10/12/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA

