



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FIRST PARISH CHURCH OF LINCOLN
Owner 2:	
Owner 3:	
Street 1:	14 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as CHURCH with a(n) CHURCH/SYN Building Built about 1892, Having Primarily STONE Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		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
906	CHURCH		60984.001		SQUARE FE	PRIME SITE		0	10.	1.218	R5									742,952						743,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
906	2,263,100	1,200	1.400	743,000	3,007,300
Total Card		2,263,100	1,200	1.400	3,007,300
Total Parcel		2,263,100	1,200	1.400	3,007,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 372.56		/Parcel: 372.56	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	03/25/98

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	906	FV	2,426,000	1200	1.4	743,000	3,170,200	3,170,200	Year End Roll	9/26/2019
2019	906	FV	2,405,400	1200	1.4	740,000	3,146,600	3,146,600	Create Final value 2019	6/4/2019
2018	906	FV	2,405,400	1200	1.4	740,000	3,146,600	3,146,600	Year End Roll	9/28/2017
2017	906	FV	2,122,600	1200	1.4	740,000	2,863,800	2,863,800	Year End Roll	9/29/2016
2016	906	FV	2,043,900	1200	1.4	691,700	2,736,800	2,736,800	Year End Roll	1/14/2016
2015	906	FV	1,936,200	1200	1.4	640,400	2,577,800	2,577,800	Year End	10/2/2014
2014	906	FV	1,936,200	1200	1.4	631,500	2,568,900	2,568,900	Year End Roll	1/23/2014
2013	906	FV	1,936,200	1200	1.36	608,600	2,546,000	2,546,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	7822-199		11/2/1951			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/10/2020	C-20-0003	ROOF	59,000	C				Strip & re-roof th
9/19/2019	R-19-0148	SOLAR PA	54,726	C	1/8/2019			Install 77 roof mo
10/4/2018	7219	RENOVATI	65,508	C	1/29/2019			Renovate 2 lower l
8/10/2016	6529	ROOF	22,000	C				Strip & re-roof wh
5/18/2012	5040	RENOVATI		C				change of use-oper
9/1/2011	4843	KITCHEN	100,000	C	11/22/2011			interior reno to e
6/24/2004	2965	MANUAL	19,298	C				trellis & entryway
7/23/1997	1237	RENOVATI	50,000	C	3/25/1998			3/25/98 100%
9/7/1994	559-94	RENOVATI	20,000	C	7/1/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/1998	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	53 11 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:	

PRINT

Date	Time
10/22/20	17:02:48

LAST REV

Date	Time
07/13/20	08:24:58

apro 1464

