



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITE CAROL K
Owner 2:	
Owner 3:	
Street 1:	38 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Own Occ:	Y
Postal:	01773-2037 Type:

PREVIOUS OWNER

Owner 1:	WHITE JAMES B -
Owner 2:	WHITE CAROL K -
Street 1:	38 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2037

NARRATIVE DESCRIPTION

This Parcel contains 1.743 ACRES of land mainly classified as UNDEV

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
132	UNDEV		1.7427		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									10,456						10,500	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
132			1.743	10,500	10,500	right of way shared with parcel 134-3-0
Total Card			1.743	10,500	10,500	Entered Lot Size
Total Parcel			1.743	10,500	10,500	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	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	132	FV		0	1.743	10,500	10,500	10,500	Year End Roll	9/26/2019
2019	132	FV		0	1.743	10,500	10,500	10,500	Create Final value 2019	6/4/2019
2018	101	FV	781,300	4000	5.84	853,900	1,639,200	1,639,200	Year End Roll	9/28/2017
2017	101	FV	717,700	4000	5.84	853,900	1,575,600	1,575,600	Year End Roll	9/29/2016
2016	101	FV	693,700	4000	5.84	801,900	1,499,600	1,499,600	Year End Roll	1/14/2016
2015	101	FV	674,200	4000	5.84	746,700	1,424,900	1,424,900	Year End	10/2/2014
2014	101	FV	622,000	4000	5.84	737,100	1,363,100	1,363,100	Year End Roll	1/23/2014
2013	101	FV	609,000	4000	5.84	717,100	1,330,100	1,330,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITE JAMES B,	52227-588		2/12/2009	FAMILY		0	No	No		
JAMES B. WHITE	14483-55		12/4/1981	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2017	MEAS+INSPCTD	4	JG
7/16/2008	MEAS+INSPCTD	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
10/11/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

