Map	Lot	Sublot	Building	Unit	CARD
134	9	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,336,300	/	2,336,300
USE VALUE:	2,336,300	/	2,336,300
ASSESSED:	2,336,300	/	2,336,300

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SIMEONE JEANNA T
Owner 2:	QUADIR HEATHER R
Owner 3:	
Street 1:	54 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2016 Type:

PREVIOUS OWNER

Owner 1:	ALEXANDER - RAND L
Owner 2:	ALEXANDER - CHERYL NAAS
Street 1:	54 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2016

NARRATIVE DESCRIPTION

This parcel contains 2.76 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1988, having primarily CLAPBOARD Exterior and 4624 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.760	1,331,300	14,300	990,700	2,336,300
Total Card	2.760	1,331,300	14,300	990,700	2,336,300
Total Parcel	2.760	1,331,300	14,300	990,700	2,336,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.26 | /Parcel: 505.26

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/07/22

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 134 9 0

!1215!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,288,000	13400	2.76	962,700	2,264,100		Year End Roll	12/2/2024
2024	101	FV	1,239,400	13400	2.76	939,700	2,192,500		Year end	11/9/2023
2023	101	FV	1,230,800	13400	2.76	767,700	2,011,900	2,011,900	Year end	11/3/2022
2022	101	FV	1,095,700	0	2.76	712,500	1,808,200	1,808,200	Year End Roll	10/19/2021
2021	101	FV	1,078,700	0	2.76	667,700	1,746,400	1,746,400	Year End Roll	10/15/2020
2020	101	FV	1,120,700	0	2.76	691,700	1,812,400	1,812,400	Year End Roll	9/26/2019
2019	101	FV	1,088,500	0	2.76	674,100	1,762,600	1,762,600	Create Final va	6/4/2019
2018	101	FV	1,088,500	0	2.76	674,100	1,762,600	1,762,600	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:01:11

LAST REV

Date	Time
11/15/24	12:23:03
blakeley	

USER DEFINED

Prior Id # 1:	36 12 6
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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1215

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALEXANDER,RAND	80529-562		8/3/2022		2,160,000	No	No		
MCDERMOTT, THOM	24560-345		5/24/1994		1,290,000	No	No		
COUNTRYSIDE EST	19727-293		3/29/1989		1,190,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2024	R-24-0083	SHED	13,300	O				Construct 12x20 st
2/12/2024	R-24-0028	KITCHEN	135,500	O				Remodel kitchen to
3/23/2023	MEC-23-000	MECHANIC	10,000	O				Install 5 ton air
12/29/2022	R-22-0304	WEATHERI	8,000	C	1/26/2023			Weatherization & a
11/15/2016	6625	DEMOLITI	28,000	C				Remove inground po
10/12/1994	592-94	TENN.COU	22,000	C	7/17/1995			
10/7/1994	588-94	POOL	20,000	C	7/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2022	INSPECTED	5	TB
10/20/2015	MEAS+INSPCTD	618	G BOURGAULT
3/13/2012	MEAS+INSPCTD	618	G BOURGAULT
7/16/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
8/3/1995	INSPECTED	600	
7/17/1995	MEAS/EXT INS	600	

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

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.923		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									32,305						32,300	

Total AC/HA:	2.75955	Total SF/SM:	120206	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	990,705	Spl Credit		Total:	990,700

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	5	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

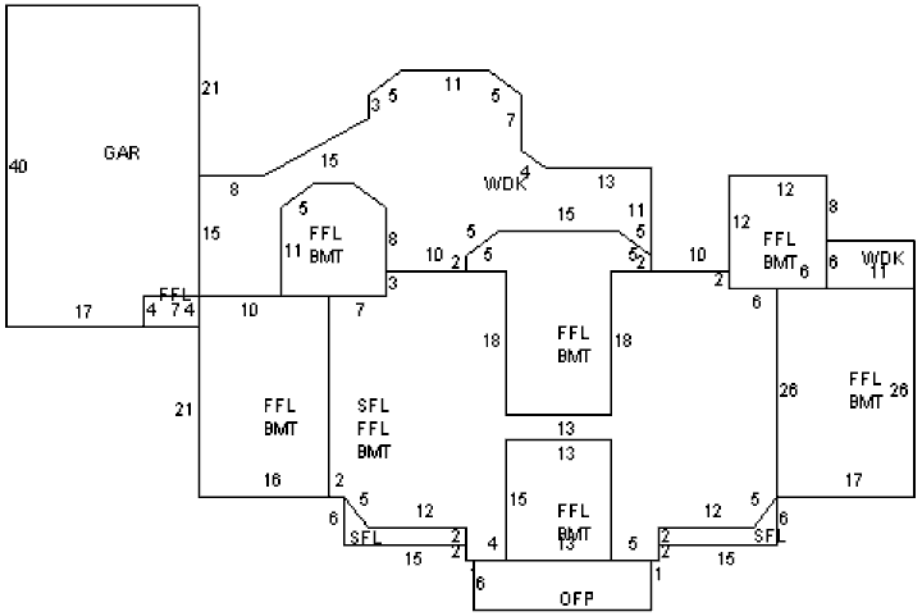
SUPERB INT FINISH MUSIC SYSTEM THROUGHOUT CURVED WALLS, BUILT-INSPERMANENT DEED RESTRICTION ON LAND LONG SET BACK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	3	HB	2				

SKETCH



GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	20	%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	100

DEPRECIATION

Phys Cond:	GD - Good	11. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.9 %

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.87975776
Const Adj.:	1.02555037
Adj $ / SQ:	116.388
Other Features:	74393
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1511116
Depreciation:	179823
Depreciated Total:	1331294

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	2450266.666

Juris. Factor:		Before Depr:	232.78
Special Features:	0	Val/Su Net:	138.10
Final Total:	1331300	Val/Su SzAd	287.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,146	116.390	366,158
BMT	BASEMENT	3,118	29.100	90,725
SFL	2ND FLOOR	1,478	116.390	172,022
GAR	GARAGE	932	38.520	35,901
WDK	WOOD DECK	834	17.080	14,241
OFP	OPEN PORCH	132	16.050	2,119

Net Sketched Area:	9,640			Total:	681,166
Size Ad	4624	Gross Area	9640	FinArea	4624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 134 9 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	PATIO	D	Y	1	1273	A	AV	2016	14.98	T	25	101			14,300			14,300

More:	N	Total Yard Items:	14,300	Total Special Featues:		Total:	14,300