Total Card / Total Parcel
APPRAISED: **1,201,200** / **1,201,200**
USE VALUE: **1,201,200** / **1,201,200**
ASSESSED: **1,201,200** / **1,201,200**

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.550	444,200		757,000	1,201,200
Total Card	0.550	444,200		757,000	1,201,200
Total Parcel	0.550	444,200		757,000	1,201,200

Source: Market Adj Cost   Total Value per SQ unit /Card: 518.09   /Parcel: 518.09

Legend Description (Legal Description)

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
12/07/21

OWNERSHIP

Unit #:

Owner 1:	DEE JOHN F
Owner 2:	DEE BETTINA G
Owner 3:	
Street 1:	46 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-2037	Type:

PREVIOUS OWNER

Owner 1:	COLEMAN - JERRY P
Owner 2:	COLEMAN - NICOLE
Street 1:	46 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-2037

PREVIOUS ASSESSMENT

Parcel ID 134 6 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	416,200	0	.55	734,900	1,151,100		Year End Roll	12/2/2024
2024	101	FV	413,800	0	.55	720,300	1,134,100		Year end	11/9/2023
2023	101	FV	362,000	0	.55	584,500	946,500	946,500	Year end	11/3/2022
2022	101	FV	306,400	0	.55	540,900	847,300	847,300	Year End Roll	10/19/2021
2021	101	FV	302,300	0	.55	505,500	807,800	807,800	Year End Roll	10/15/2020
2020	101	FV	270,800	0	.55	524,500	795,300	795,300	Year End Roll	9/26/2019
2019	101	FV	261,500	0	.55	510,600	772,100	772,100	Create Final va	6/4/2019
2018	101	FV	261,500	0	.55	510,600	772,100	772,100	Year End Roll	9/28/2017

!1323!

PRINT
Date	Time
09/26/25	16:11:20

LAST REV
Date	Time
09/11/25	12:41:29
blakeley	

NARRATIVE DESCRIPTION

This parcel contains .55 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1910, having primarily WOOD SHING Exterior and 2319 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 1323

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLEMAN,JERRY P	84570-168		9/3/2025		1,315,000	No	No		
CAMPBELL,BRUCE	63469-91		4/9/2014		817,500	No	No		
DEBORAH A. STAR	21095-251		4/12/1991	PART INTERES	130,000	No	No		

USER DEFINED

Prior Id # 1:	45 2 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:	
CivilDistrict:	
Ratio:	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2020	R-20-0180	ROOF	22,775	C				Strip wood shingle
11/6/2019	R-19-0193	WINDOWS	14,000	C	11/26/2019			Replace 13 windows
2/26/2018	6980	KITCHEN	38,650	C	7/18/2018			Remodel kitchen; r
11/8/2006	3560	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	5	TB
1/16/2019	PERMIT VISIT	622	K Cuoco
2/16/2017	MEAS/EXT INS	4	JG
7/16/2008	MEAS+INSPCTD	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	
10/12/1995	MEAS+INSPCTD	607	

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		23957.8		SQUARE FE	PRIME SITE		0	11.98	2.64	R4									756,983						757,000	

Total AC/HA: 0.55000   Total SF/SM: 23958   Parcel LUC: 101   ONE FAM   Prime NB Desc RES CAT 4   Total: 756,983   Spl Credit   Total: 757,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - Lincoln   meadorse   2026

Patriot Properties Inc.

EXTERIOR INFORMATION

Field	Value
Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1	Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B- - GOOD (-)
Year Blt:	1910	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	1 - DRYWALL 50 %
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal	0	% Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field		Value
Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	158.00
Size Adj.:	1.00878799
Const Adj.:	1.01989794
Adj $ / SQ:	162.560
Other Features:	44311
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588321
Depreciation:	144139
Depreciated Total:	444182

COMMENTS

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: 8		BRs: 3			Baths: 2			HB			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
	Totals		
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val 701705.8479

Juris. Factor:		Before Depr:	195.07
Special Features:	0	Val/Su Net:	101.88
Final Total:	444200	Val/Su SzAd	191.59

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,486	162.560	241,564
BMT	BASEMENT	828	40.640	33,650
TQS	3/4 STORY	677	162.560	109,972
WDK	WOOD DECK	362	19.460	7,044
GAR	GARAGE	361	38.520	13,906
STG	STORAGE	190	16.050	3,049
SFL	2ND FLOOR	156	162.560	25,359
OFP	OPEN PORCH	142	16.050	2,279
	Net Sketched Area:	4,360	Total:	445,956
Size Ad	2318.5	Gross Area	4585	FinArea 2319

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 134 6 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	