Map	Lot	Sublot	Building	Unit	CARD
134	5	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,858,000	/	1,858,000
USE VALUE:	1,858,000	/	1,858,000
ASSESSED:	1,858,000	/	1,858,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	GERTZ DWIGHT L	
Owner 2:	WELLES VIRGINIA C	
Owner 3:		
Street 1:	42 BEDFORD RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-2037	Type:

PREVIOUS OWNER

Owner 1:	GERTZ - DWIGHT L
Owner 2:	WELLES - VIRGINIA C
Street 1:	42 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-2037

NARRATIVE DESCRIPTION

This parcel contains 3.27 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1978, having primarily WOOD Exterior and 4016 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 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	3.270	772,500	500	1,085,000	1,858,000
Total Card	3.270	772,500	500	1,085,000	1,858,000
Total Parcel	3.270	772,500	500	1,085,000	1,858,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.67 | /Parcel: 462.67

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/07/21

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 134 5 0

!1327!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	727,000	500	3.27	1,054,600	1,782,100		Year End Roll	12/2/2024
2024	101	FV	739,300	500	3.27	1,028,500	1,768,300		Year end	11/9/2023
2023	101	FV	571,000	500	3.27	876,500	1,448,000	1,448,000	Year end	11/3/2022
2022	101	FV	484,100	500	3.27	804,500	1,289,100	1,289,100	Year End Roll	10/19/2021
2021	101	FV	451,900	500	3.27	836,500	1,288,900	1,288,900	Year End Roll	10/15/2020
2020	101	FV	410,800	500	3.27	836,500	1,247,800	1,247,800	Year End Roll	9/26/2019
2019	101	FV	382,100	500	3.27	833,300	1,215,900	1,215,900	Create Final va	6/4/2019
2018	101	FV	382,100	500	3.27	833,300	1,215,900	1,215,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:11:52

LAST REV

Date	Time
05/15/25	13:44:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1327

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERTZ,DWIGHT L	65050-137		3/13/2015	CONVENIENC	1	No	No		
GRAY, LESLIE M	26434-256		6/25/1996		720,000	No	No		
GORDON DORIS S	23664-329		9/17/1993		650,000	No	No		

USER DEFINED

Prior Id # 1:	45 21 2
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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2025	E-25-0005	MANUAL	10,000	C				
3/31/2022	R-22-0062	ROOF	25,000	C				Strip & re-roof 33
9/5/2018	7188	MANUAL	10,477	C	12/10/2018			Install solar hot
12/18/2012	5277	SOLAR PA	36,000	C				install roof mount

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	5	TB
2/16/2017	MEAS/EXT INS	4	JG
7/16/2008	MEAS/EXT INS	25	D ERSKINE
3/2/2001	M&L COMPLETE	613	
5/1/1997	MEAS/EXT INS	600	
10/11/1995	MEAS/EXT INS	607	
6/1/1994	FIELDREV CHG	600	
11/1/1988	INSPECTED	601	

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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									40,705						40,700	
101	ONE FAM		0.27		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									1,890						1,900	Wetland

Total AC/HA:	3.26955	Total SF/SM:	142422	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,084,995	Spl Credit		Total:	1,085,000

EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

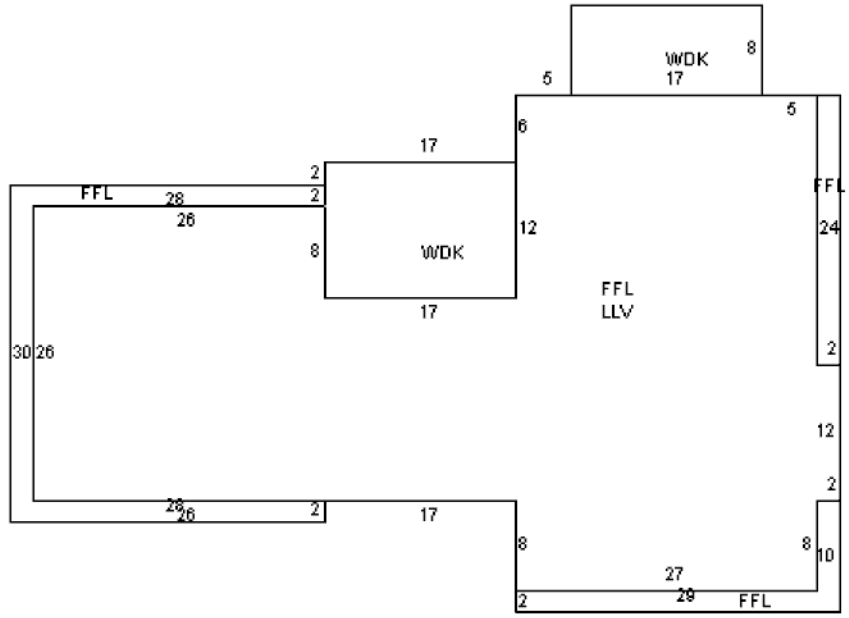
OTHER FEATURES

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

COMMENTS

LONG SETBACK .

SKETCH



GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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:	4	Baths:	4	HB					

INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

CALC SUMMARY

Basic $ / SQ:	173.00
Size Adj.:	0.99193549
Const Adj.:	1.01999998
Adj $ / SQ:	175.037
Other Features:	65906
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	990372
Depreciation:	217882
Depreciated Total:	772490

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1027387.130

Juris. Factor:		Before Depr:	192.54
Special Features:	0	Val/Su Net:	154.07
Final Total:	772500	Val/Su SzAd	311.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,480	175.040	434,092
LLV	LOWR LEVEL	2,194	179.410	393,632
WDK	WOOD DECK	340	19.730	6,709

Net Sketched Area:	5,014			Total:	834,433
Size Ad	2480	Gross Area	5014	FinArea	4016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134 5 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
2	SHED/FR	D	Y	1	112	A	AV	1978	16.05	T	70	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	
Total:	500				

IMAGE

AssessPro Patriot Properties, Inc