114	4	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 1,438,700
Map	Lot	Sublot	Building	Unit	CARD	!830!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALBERT JR RICHARD M			
Owner 2:				
Owner 3:				
Street 1:	C/O 823 DONUTS LLC			
Street 2:	401 ANDOVER ST			
Twn/City:	NORTH ANDOVER			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01845		Type:	

PREVIOUS OWNER

Owner 1:	WELCH TR - VERNON F			
Owner 2:	-			
Street 1:	190 BEDFORD RD			
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry		
Postal:	01773-1500			

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2016, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,019,300	900	0.930	418,500	1,438,700
Total Card	1,019,300	900	0.930	418,500	1,438,700
Total Parcel	1,019,300	900	0.930	418,500	1,438,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.49 | /Parcel: 373.49

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	09/28/09

PREVIOUS ASSESSMENT

Parcel ID: 114 4 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,019,300	900	.93	418,500	1,438,700	1,438,700	Year End Roll	9/28/2017
2017	101	FV	452,400	900	.93	406,200	859,500	859,500	Year End Roll	9/29/2016
2016	101	FV	23,800	900	.93	406,200	430,900	430,900	Year End Roll	1/14/2016
2015	101	FV	23,300	900	.93	344,200	368,400	368,400	Year End	10/2/2014
2014	101	FV	22,300	900	.93	308,700	331,900	331,900	Year End Roll	1/23/2014
2013	101	FV	93,100	900	.93	299,900	393,900	393,900	Year End Roll	10/25/2012
2012	101	FV	93,100	900	.93	272,600	366,600	366,600	Year End	1/26/2012
2011	101	FV	96,500	900	.93	276,000	373,400	373,400	Year End	2/10/2011

PRINT

Date	Time
10/02/18	16:23:01

LAST REV

Date	Time
01/31/18	13:54:59
blakeley	
830	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WELCH TR,VERNON	63299-560		2/24/2014	CHD>SALE	450000	No	No			
WELCH, VERNON F	20660-537		7/18/1990	FAMILY	0	No	No			Leatrice Welch death cert Bk63299 p

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2015	6078	NEW HOME	300,000	C	4/18/2017			Construct new sing
1/20/2015	6001	DEMOLITI	15,000	C	5/29/2015			Demolish existing
7/22/2013	5482	DEMOLITI	14,000	C				demo interior only

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2016	PERMIT VISIT	618	G BOURGAULT
5/29/2015	PERMIT VISIT	619	DH
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	D VELUTTI
10/17/1995	MEAS+INSPCTD	607	D KEARLY

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

USER DEFINED

Prior Id # 1:	17 1 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:	

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		40510		SQUARE FE	PRIME SITE		0	6.14	1.682	R2									418,459						418,500	

Total AC/HA:	0.92998	Total SF/SM:	40509.93	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	418,459	Spl Credit		Total:	418,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: FY2019 apro 2019

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:	1 - WOOD SHI	40	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:	3		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
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

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	88.00
Size Adj.:	0.90576327
Const Adj.:	0.99959999
Adj $ / SQ:	79.675
Other Features:	102098
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1019298
Depreciation:	0
Depreciated Total:	1019298

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:	6	BRs:	3	Baths:	4	HB	1

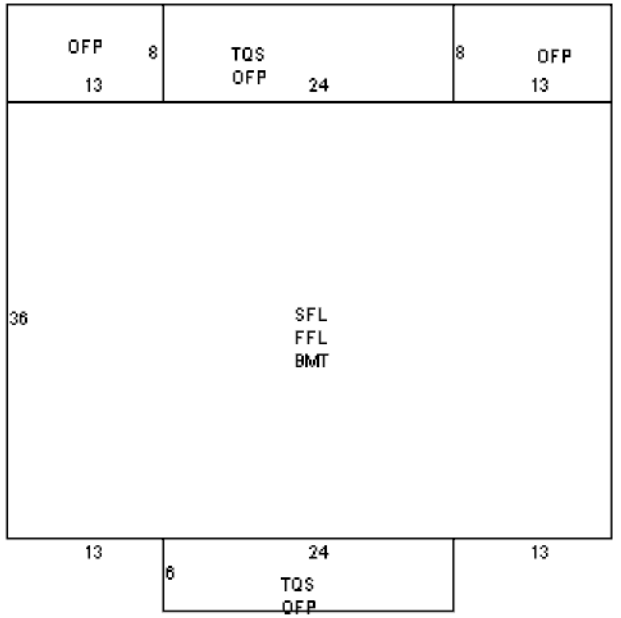
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,800	19.920	35,854
FFL	1ST FLOOR	1,800	79.680	143,416
SFL	2ND FLOOR	1,800	79.680	143,416
OFP	OPEN PORCH	544	15.000	8,160
TQS	3/4 STORY	252	79.680	20,078

Net Sketched Area:	6,196			Total:	350,924
Size Ad	3852	Gross Area	6280	FinArea	3852

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 457642.7698

Juris. Factor:		Val/Su Fin:	264.62
Special Features:	0	Val/Su Net:	164.51
Final Total:	1019300	Val/Su SzAd	264.62

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

114 4 0

SPEC FEATURES/YARD ITEMS

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	120	A	AV	1953	15.00	T	70	101			500			500
2	SHED/FR	D	Y	1	48	A	AV	1953	15.00	T	70	101			200			200
2	SHED/FR	D	Y	1	48	A	AV	1953	15.00	T	70	101			200			200

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900