119	36	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 744,000
Map	Lot	Sublot	Building	Unit	CARD	!918!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KHAN ASAD				
Owner 2:					
Owner 3:					
Street 1:	153 BEDFORD RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-1510			Type:	

PREVIOUS OWNER

Owner 1:	CRONIN KIM A -				
Owner 2:	-				
Street 1:	153 BEDFORD RD				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773-1510				

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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	188,100	12,500	1.870	543,400	744,000
Total Card	188,100	12,500	1.870	543,400	744,000
Total Parcel	188,100	12,500	1.870	543,400	744,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 260.96 | /Parcel: 260.96

Legal Description: 456

Entered Lot Size | Total Land: | Land Unit Type:

User Acct: 0

GIS Ref:

GIS Ref:

Insp Date: 05/17/18

PREVIOUS ASSESSMENT

Parcel ID: 119 36 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	188,100	12500	1.87	543,400	744,000	744,000	Year End Roll	9/28/2017
2017	101	FV	184,300	12500	1.87	513,000	709,800	709,800	Year End Roll	9/29/2016
2016	101	FV	184,300	12500	1.87	497,800	694,600	694,600	Year End Roll	1/14/2016
2015	101	FV	176,600	12500	1.87	461,000	650,100	650,100	Year End	10/2/2014
2014	101	FV	174,700	12500	1.87	413,000	600,200	600,200	Year End Roll	1/23/2014
2013	101	FV	170,900	12500	1.87	401,000	584,400	584,400	Year End Roll	10/25/2012
2012	101	FV	170,900	12500	1.87	441,000	624,400	624,400	Year End	1/26/2012
2011	101	FV	174,700	12500	1.87	448,200	635,400	635,400	Year End	2/10/2011

PRINT

Date	Time
10/02/18	16:33:34

LAST REV

Date	Time
05/18/18	13:54:41
apro	
918	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CRONIN KIM A,	33200-357		7/3/2001		585000	No	No			
GEORGES, GEORGE	24344-248		3/10/1994	FAMILY	0	No	No			
MALOR WRIGHT	19534-373		12/15/1988		235000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	D VELUTTI
11/6/1995	MEAS+INSPCTD	607	D KEARLY

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

USER DEFINED

Prior Id # 1:	22 6 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

Total AC/HA:	1.86955	Total SF/SM:	81437.59	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	543,390	Spl Credit		Total:	543,400

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

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1950	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:	1 - DRYWALL	50	%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31.8	%

CALC SUMMARY

Basic $ / SQ:	79.00
Size Adj.:	1.01631165
Const Adj.:	1.01999998
Adj $ / SQ:	81.894
Other Features:	42998
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	275778
Depreciation:	87697
Depreciated Total:	188081

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:	10	BRs:	5	Baths:	2	HB	

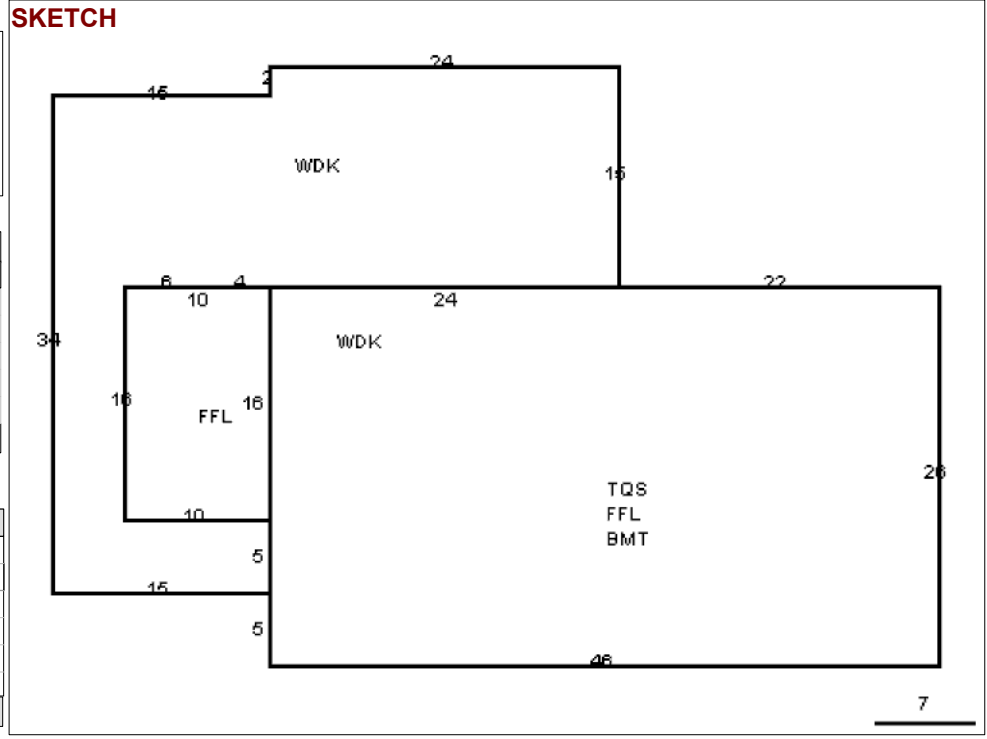
REMODELING

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

RES BREAKDOWN

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

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 710440.7843

Juris. Factor:		Val/Su Fin:	65.98
Special Features:	0	Val/Su Net:	45.23
Final Total:	188100	Val/Su SzAd	83.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,356	81.890	111,049
BMT	BASEMENT	1,196	30.710	36,730
TQS	3/4 STORY	897	81.890	73,459
WDK	WOOD DECK	710	16.260	11,543
WDK	WOOD DECK		15.400	

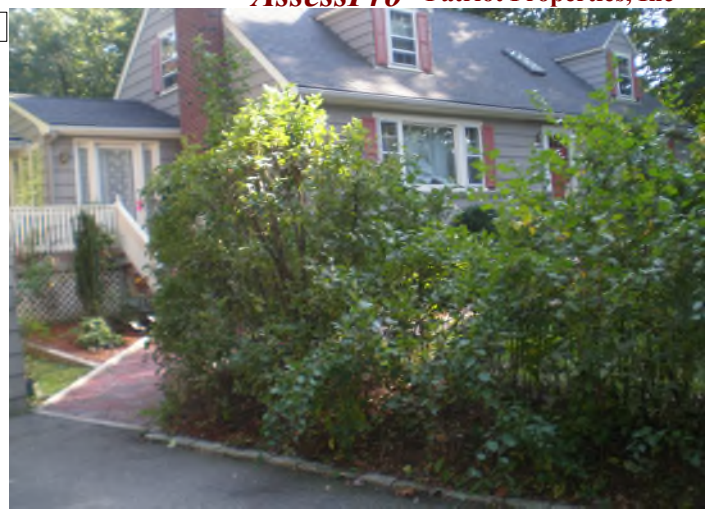
Net Sketched Area:	4,159			Total:	232,780
Size Ad	2253	Gross Area	4458	FinArea	2851

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

119 36 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
3	GARAGE	D	Y	1	440	A	AV	1950	36.00	T	60	101			6,300			6,300
31	BARN	D	Y	1	441	A	AV	1950	35.00	T	60	101			6,200			6,200

More:	N	Total Yard Items:	12,500	Total Special Featues:		Total:	12,500