

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROSEN TR SETH I
Owner 2:	ROSEN TR LISA M
Owner 3:	LISA M ROSEN LIVING TRUST
Street 1:	53 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MOSTUE - BROOKS A
Owner 2:	MOSTUE - PATRICIA M
Street 1:	3 LEXINGTON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2023

NARRATIVE DESCRIPTION

This Parcel contains 1.797 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1926, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78257.6		SQUARE FE	PRIME SITE		0	8.08	1.016	R4									642,176						642,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	520,500		1.797	642,200	1,162,700
Total Card		520,500	1.797	642,200	1,162,700
Total Parcel		520,500	1.797	642,200	1,162,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		339.28	/Parcel: 339.28

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	520,500	0	1.797	642,200	1,162,700	1,162,700	Year End Roll	9/28/2017
2017	101	FV	496,200	0	1.797	635,800	1,132,000	1,132,000	Year End Roll	9/29/2016
2016	101	FV	477,400	0	1.797	617,500	1,094,900	1,094,900	Year End Roll	1/14/2016
2015	101	FV	457,700	0	1.797	685,100	1,142,800	1,142,800	Year End	10/2/2014
2014	101	FV	426,500	0	1.797	675,600	1,102,100	1,102,100	Year End Roll	1/23/2014
2013	101	FV	417,500	0	1.867	660,200	1,077,700	1,077,700	Year End Roll	10/25/2012
2012	101	FV	426,500	0	1.87	662,700	1,089,200	1,089,200	Year End	1/26/2012
2011	101	FV	449,900	0	1.87	707,800	1,157,700	1,157,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOSTUE,BROOKS A	64649-259		12/12/2014		1100000	No	No			
MACKENZIE ETHEL	22746-110		12/18/1992		343000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2016	6583	RENO-ADD	50,000	C	6/20/2017			Convert a porch in
4/2/2015	6045	RENOVATI	67,000	C	5/29/2015			Amend bldg permit
1/5/2015	5986	RENOVATI	135,000	C	5/29/2015			Remove brick venee
7/16/1996	1004-96	RENOVATI	41,000	C	7/9/1997			
6/8/1995	742-95	MANUAL	250	C	6/13/1996			STEPS
6/22/1993	273	RENOVATI	10,000	C	7/9/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/2017	PERMIT VISIT	618	G BOURGAULT
5/29/2015	PERMIT VISIT	619	DH
7/16/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	M COLE
7/9/1997	MEAS+INSPCTD	602	D TUCKER
12/8/1995	MEAS+INSPCTD	606	J SMITH
6/28/1994	FIELDREV CHG	600	PA
10/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total: 642,176 Spl Credit Total: 642,200



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	45 7 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:	

PRINT

Date	Time
10/02/18	17:32:36

LAST REV

Date	Time
06/20/17	14:30:18

aprc 1335

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2A - 2A, (Liv) Units: 1, Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 7 - BRICK, Sec Wall: %, Roof Struct: 3 - GAMBREL, Roof Cover: 2 - SLATE, Color: , View / Desir: .

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: GOOD, A HBth: , Rating: , OthrFix: 1, Rating: GOOD.

COMMENTS

Empty comments box.

RESIDENTIAL GRID

Table with grid details: 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: 1.

OTHER FEATURES

Table with other features: Kits: 1, Rating: VERY GOOD, A Kits: , Rating: , Frpl: 3, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE.

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: .

GENERAL INFORMATION

Table with general info: Grade: B+ - GOOD (+), Year Blt: 1926, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj: .

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: .

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 26.%, Functional: , Economic: , Special: , Override: , Total: 26%.

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: 2015, Baths: 2015, Electric: , Heating: 2015, General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 8, 3, 1.

SKETCH

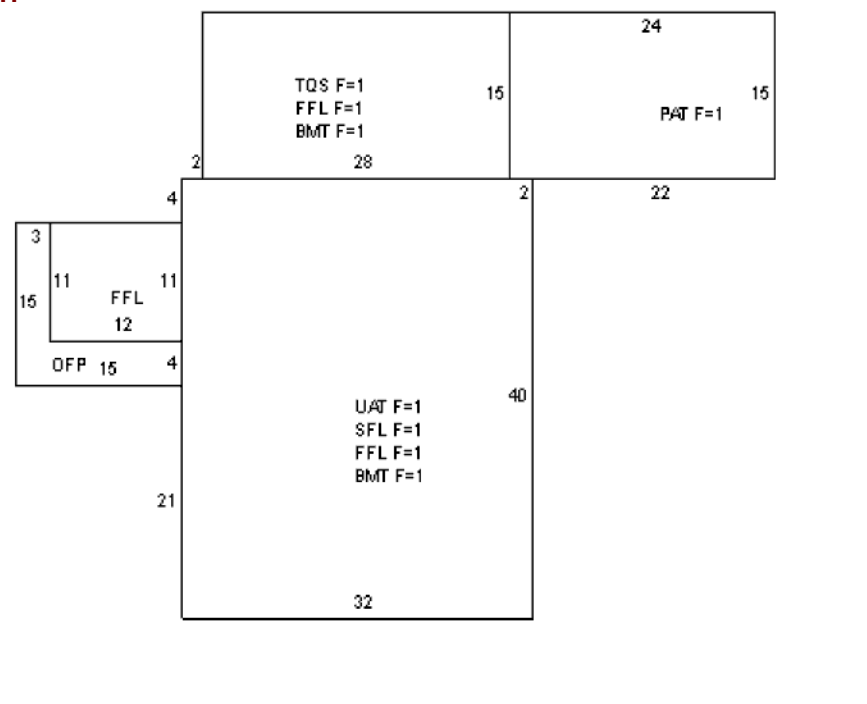


Table with exterior details: Bsmnt Gar: 1, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 15 - HEAT PUMP, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 88.00, Size Adj.: 0.92508024, Const Adj.: 1.11290061, Adj \$ / SQ: 90.598, Other Features: 89449, Grade Factor: 1.53, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 703406, Depreciation: 182886, Depreciated Total: 520521.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Summary: WtAv\$/SQ: , AvRate: , Ind.Val: 1139956.496, Juris. Factor: , Val/Su Fin: 151.88, Special Features: 0, Val/Su Net: 90.18, Final Total: 520500, Val/Su SzAd: 151.88.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value. Totals: Net Sketched Area: 5,772, Total: 370,292.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Large table for spec features and yard items with columns: 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.

Summary row: More: N, Total Yard Items: , Total Special Features: , Total: .

IMAGE

AssessPro Patriot Properties, Inc

