



PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BEDFORD LN, LINCOLN

OWNERSHIP

Owner 1:	DORSEY E DEBORAH
Owner 2:	BURNS ROBERT W
Owner 3:	
Street 1:	17 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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

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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	167,400		1.847	560,100	727,500		0
							GIS Ref
							GIS Ref
Total Card	167,400		1.847	560,100	727,500	Entered Lot Size	
Total Parcel	167,400		1.847	560,100	727,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		306.65	/Parcel:	306.65	Insp Date
						Land Unit Type:	09/18/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	162,200	0	1.847	542,500	704,700	704,700	Create Final value 2019	6/4/2019
2018	101	FV	162,200	0	1.847	542,500	704,700	704,700	Year End Roll	9/28/2017
2017	101	FV	158,800	0	1.847	512,100	670,900	670,900	Year End Roll	9/29/2016
2016	101	FV	158,800	0	1.847	496,900	655,700	655,700	Year End Roll	1/14/2016
2015	101	FV	152,000	0	1.847	460,100	612,100	612,100	Year End	10/2/2014
2014	101	FV	150,300	0	1.847	412,100	562,400	562,400	Year End Roll	1/23/2014
2013	101	FV	146,900	0	1.847	400,100	547,000	547,000	Year End Roll	10/25/2012
2012	101	FV	146,900	0	1.85	365,200	512,100	512,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROSS MICHAEL J,	28678-431		6/8/1998		332900	No	No			
BRAY, THOMAS P.	27254-072		4/30/1997	SUBSEQUENT S	280000	No	No			
RICHARDS, RUTH	26204-416		4/5/1996	OTHER	232750	No	No			DISTRESSOWNROUTSTATE
MARCIS, NANCY A	17279-90		8/6/1986		279000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/24/2006	3402	RENO-PLH	300	C				
10/26/1998	1560	MANUAL		C	4/9/1999			wood stove
5/18/1998	1421	RENOVATI	24,000	C	6/2/1998			
3/23/1998	1363	ROOF	5,900	C	6/2/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
6/30/1999	MEAS/EXT INS	602	
4/9/1999	MEAS+INSPCTD	600	
6/2/1998	MEAS/EXT INS	602	
10/30/1995	MEAS/EXT INS	607	

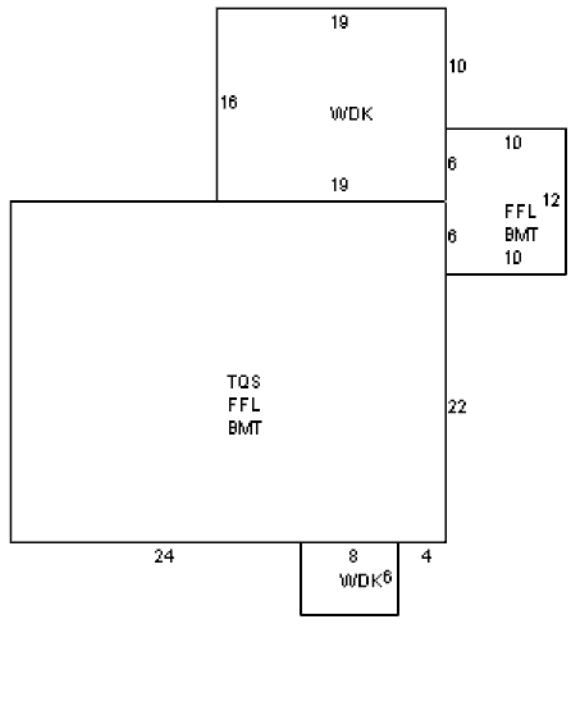
Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(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:	

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

COMMENTS**SKETCH****GENERAL INFORMATION**

Grade:	C - AVERAGE		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		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												
	RM:	9	BR:	4	Baths:	2	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:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	30.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.8%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

CALC SUMMARY

Basic \$ / SQ:	82.00
Size Adj.:	1.08178496
Const Adj.:	1.01999998
Adj \$ / SQ:	90.480
Other Features:	33500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	241839
Depreciation:	74486
Depreciated Total:	167353

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	504919.3227
Juris. Factor:		Val/Su Fin:		70.57
Special Features:	0	Val/Su Net:		50.91
Final Total:	167400	Val/Su SzAd		92.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,128	33.930	38,273	
FFL	1ST FLOOR	1,128	90.480	102,062	
TQS	3/4 STORY	680	90.480	61,563	
WDK	WOOD DECK	352	18.300	6,441	
Net Sketched Area:		3,288	Total:	208,339	
Size Ad	1808.3999	Gross Area	3616	FinArea	2372

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0
TQS	90				0
WDK					

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

PARCEL ID 113 59 0**IMAGE***AssessPro* Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total: