



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARSON DOUGLAS E
Owner 2:	CARSON SHAHINAZ E
Owner 3:	
Street 1:	143 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	GRASON EDNA B -
Owner 2:	-
Street 1:	143 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 2.57 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily BRICK VENTR Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.733		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									21,990						22,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	242,500		2.570	582,000	824,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 270.90						/Parcel: 270.90	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	221,500	0	2.57	564,400	785,900	785,900	Create Final value 2019	6/4/2019
2018	101	FV	221,500	0	2.57	564,400	785,900	785,900	Year End Roll	9/28/2017
2017	101	FV	219,400	0	2.57	534,000	753,400	753,400	Year End Roll	9/29/2016
2016	101	FV	217,300	0	2.57	518,800	736,100	736,100	Year End Roll	1/14/2016
2015	101	FV	213,100	0	2.57	482,000	695,100	695,100	Year End	10/2/2014
2014	101	FV	137,300	0	2.57	434,000	571,300	571,300	Year End Roll	1/23/2014
2013	101	FV	134,600	0	2.65	424,400	559,000	559,000	Year End Roll	10/25/2012
2012	101	FV	134,600	0	2.65	464,400	599,000	599,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRASON EDNA B,	51478-55		7/24/2008		666738	No	No			
RUFUS GRASON	15273-562		10/20/1983	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/12/2018	7003	SOLAR PA	38,571	C	9/11/2018			Install solar pane
5/16/2013	5418	MANUAL	5,000	C				sheet metal work t
4/22/2013	5383	RENOVATI	186,826	C	11/25/2013			addition to existi
1/20/2011	4641	RENOVATI	40,000	C	7/13/2011			kit reno including
6/7/2004	2942	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2014	MEAS/EXT INS	25	D ERSKINE
7/13/2011	MEAS+INSPCTD	25	D ERSKINE
1/27/2009	MEAS+INSPCTD	100	
12/14/2004	M&L COMPLETE	615	
1/18/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	8 - BRICK VENR
Sec Wall:	%
Roof Struct:	7 - SHED
Roof Cover:	11 - MEMBRANE
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
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

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

BATH FEATURES

Other Features:			
Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

OTHER FEATURES

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

CONDO INFORMATION

Depreciation:		
Phys Cond:	AV - Average	31.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31.4%

DEPRECIATION

Calc Summary:	
Basic \$ / SQ:	85.00
Size Adj.:	1.02649772
Const Adj.:	1.04957998
Adj \$ / SQ:	91.578
Other Features:	64315
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	353506
Depreciation:	111001
Depreciated Total:	242505

CALC SUMMARY

Comments:	
Gar Angled:	

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:	RM: 7	BR: 3	Bath: 3	HB:	

RESIDENTIAL GRID

Remodeling:			
Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals:	1	7	3

REMODELING

Res Breakdown:							
No Unit:	1	RMS:	7	BRS:	3	FL:	
Totals:	1	7	3				

RES BREAKDOWN

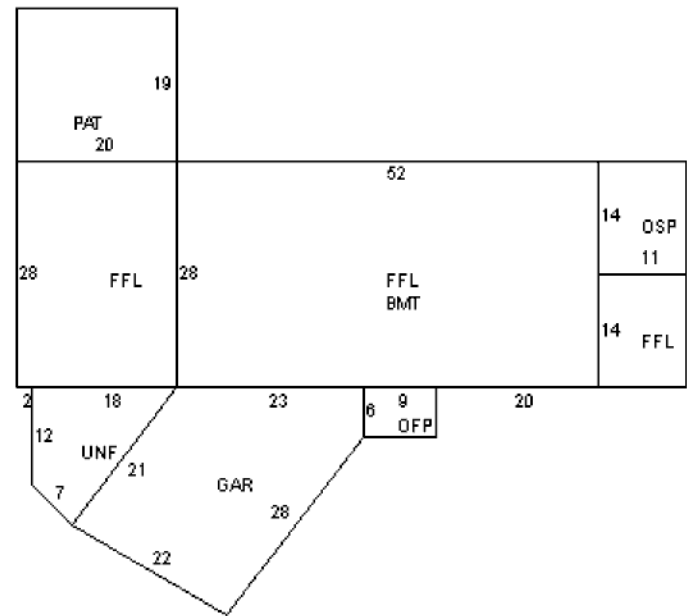
Comparable Sales:									
Rate:		Parcel ID:		Typ:		Date:		Sale Price:	
WtAv\$/SQ:		AvRate:		Ind.Val:	686249.7975	Juris. Factor:		Val/Su Fin:	79.66
Special Features:	0	Val/Su Net:	49.37	Final Total:	242500	Val/Su SzAd:	111.75		

COMPARABLE SALES

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:

SPEC FEATURES/YARD ITEMS

Parcel ID:	119 43 0
More:	N
Total Yard Items:	
Total Special Features:	
Total:	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,170	91.580	198,725	
BMT	BASEMENT	1,456	36.630	53,335	
GAR	GARAGE	606	36.000	21,816	
PAT	PATIO	380	7.000	2,660	
OSP	SCRN PORCH	154	22.500	3,465	
UNF	UNFINUFL	92	91.580	8,379	
OFF	OPEN PORCH	54	15.000	810	
Net Sketched Area:		4,912	Total:	289,190	
Size Ad:	2170	Gross Area:	5003	FinArea:	3044

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	0

IMAGE**AssessPro** Patriot Properties, Inc