



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: GOODWIN VIRGINIA HAFER
 Owner 2: GOODWIN JUSTIN
 Owner 3:
 Street 1: 162 BEDFORD RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-1500 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	210,800		0.980	430,000	640,800
Total Card			0.980	430,000	640,800
Total Parcel			0.980	430,000	640,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 277.78		/Parcel: 277.78	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

05/17/18
Insp Date

PREVIOUS OWNER

Owner 1: BUCHAN TR - BARBARA C
 Owner 2: -
 Street 1: 162 BEDFORD RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-1500

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,900	0	.98	436,900	645,800	645,800	Year End Roll	9/26/2019
2019	101	FV	189,900	0	.98	422,500	612,400	612,400	Create Final value 2019	6/4/2019
2018	101	FV	190,000	0	.98	422,500	612,500	612,500	Year End Roll	9/28/2017
2017	101	FV	188,100	0	.98	410,100	598,200	598,200	Year End Roll	9/29/2016
2016	101	FV	186,200	0	.98	410,100	596,300	596,300	Year End Roll	1/14/2016
2015	101	FV	180,100	0	.98	347,500	527,600	527,600	Year End	10/2/2014
2014	101	FV	172,500	0	.98	311,700	484,200	484,200	Year End Roll	1/23/2014
2013	101	FV	168,700	0	.98	302,700	471,400	471,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BUCHAN TR, BARBA	64257-388		9/19/2014		666000	No	No			
BUCHAN BARBARA	34722-434		2/1/2002	CONVENIENC	10	No	No			
BUCHAN, WILLIAM	19145-303		6/24/1988	FAMILY	129150	No	No			

NARRATIVE DESCRIPTION

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/11/2020	R-20-0130	RENOVATI	150,000	O				Living room, dinin
11/4/2011	4923	ROOF		C				strip & re-roof dw
4/29/2011	4707	MANUAL	2,269	C				air sealing and in
4/8/2011	4682	MANUAL	2,269	C				air sealing and in
5/28/2001	2239	MANUAL	4,500	C	5/25/2002			repair or replace
2/24/2000	1879	MANUAL	32,000	C	6/12/2000			bathroom & window
9/29/1999	1815	W/S FLUE	2,000	C	6/12/2000			wood stove 6/12/0

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/16/2009	MEAS/EXT INS	25	D ERSKINE
5/25/2002	MEAS+INSPCTD	613	
6/12/2000	MEAS+INSPCTD	611	
1/18/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

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		42688		SQUARE FE	PRIME SITE		0	6.25	1.612	R2									430,040						430,000	

Total AC/HA: 0.97998	Total SF/SM: 42687.93	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	430,040	Spl Credit	Total:	430,000
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EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(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:	1953	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:			
Bsmnt Gar:	2		
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:	3	Rating:	GOOD
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	31.2%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31.2%

CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	1.04910266
Const Adj.:	1.01999998
Adj \$ / SQ:	92.027
Other Features:	65807
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	306381
Depreciation:	95591
Depreciated Total:	210790

COMMENTS

BMT REC RM HAS UNUSABLE FIREPLACE + H/A HEAT, NO EXIT OTHER THAN THROUGHHOUSE. .

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	8	BR	5	Bath	3	HB	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	1
Totals			
1	8	5	1

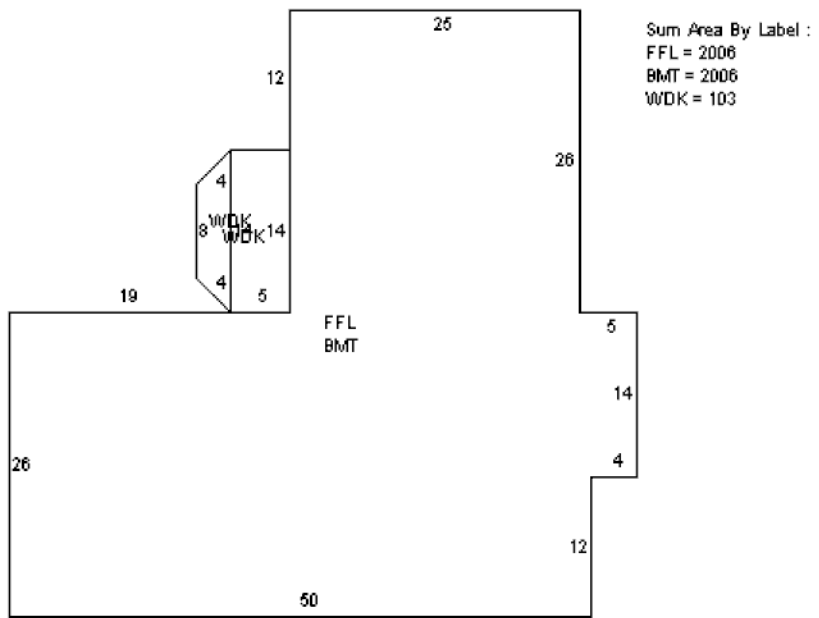
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 582187.4239
Juris. Factor:		Val/Su Fin:		91.37
Special Features:	0	Val/Su Net:		51.23
Final Total:	210800	Val/Su SzAd:		105.08

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,006	26.460	53,074
FFL	1ST FLOOR	2,006	92.030	184,607
WDK	WOOD DECK	103	28.080	2,893
Net Sketched Area:		4,115	Total:	240,574
Size Ad	2006	Gross Area	4115	FinArea 2307

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15 A		0

IMAGE

