



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: KALISCH LINDSAY NORRIS  
 Owner 2: KALISCH CHRISTOPHER  
 Owner 3:  
 Street 1: 158 BEDFORD RD  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773-1511 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	179,300	11,500	0.920	425,100	615,900
Total Card		179,300	11,500	0.920	615,900
Total Parcel		179,300	11,500	0.920	615,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 316.58		/Parcel: 316.58	

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

Insp Date	06/25/13
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**PREVIOUS OWNER**

Owner 1: NORRIS LINDSAY -  
 Owner 2: -  
 Street 1: 158 BEDFORD RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 Postal: 01773-1511

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	160,100	11500	.92	431,900	603,500	603,500	Year End Roll	9/26/2019
2019	101	FV	155,600	11500	.92	417,700	584,800	584,800	Create Final value 2019	6/4/2019
2018	101	FV	155,600	11500	.92	417,700	584,800	584,800	Year End Roll	9/28/2017
2017	101	FV	152,700	11500	.92	405,400	569,600	569,600	Year End Roll	9/29/2016
2016	101	FV	152,700	11500	.92	405,400	569,600	569,600	Year End Roll	1/14/2016
2015	101	FV	146,800	11500	.92	343,500	501,800	501,800	Year End	10/2/2014
2014	101	FV	145,300	11500	.92	308,100	464,900	464,900	Year End Roll	1/23/2014
2013	101	FV	115,400	11500	.92	299,300	426,200	426,200	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
NORRIS LINDSAY,	46299-484		10/18/2005	CONVENIENC	99	No	No	
JOHN MCKENNA	20888-150		11/29/1990		168000	No	No	

**TAX DISTRICT**

Assoc PCL Value	Notes

**PAT ACCT.**

brennanp	839
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**NARRATIVE DESCRIPTION**  
 This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1900, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/1/2011	4842	RENO-ADD	42,000	C	6/11/2012			add 2nd floor &fro
10/1/1993	358	RENOVATI	5,000	C	12/7/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/25/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2012	MEAS+INSPCTD	25	D ERSKINE
10/28/2011	VISITED	25	D ERSKINE
4/30/2005	M&L COMPLETE	615	
11/6/1995	MEAS/EXT INS	607	
12/7/1993	PERMIT VISIT	600	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	6.25	1.697	R2									425,141						425,100	

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	425,141	SpI Credit	Total:	425,100
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### EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	3 - ALUMINUM
Sec Wall:	26 - WOOD 50%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

### GENERAL INFORMATION

Grade:	C- - AVG. (-)
Year Blt:	1900
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

### 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:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	0

Year Blt:	1900
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

### BATH FEATURES

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

### OTHER FEATURES

Kits:	1
A Kits:	
Frpl:	2
WSFlue:	

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	GD - Good	26.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		26.0%

### CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.05840397
Const Adj.:	1.00475097
Adj \$ / SQ:	101.026
Other Features:	49500
Grade Factor:	0.88
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	242272
Depreciation:	62991
Depreciated Total:	179281

### 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: 4 BR: 1 Baths: 2	HB:	

### REMODELING

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

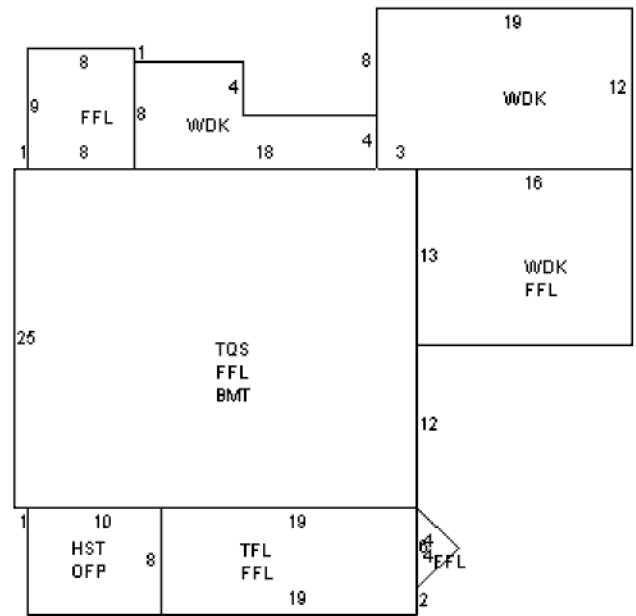
### RES BREAKDOWN

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

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,191	101.030	120,322	
BMT	BASEMENT	750	25.260	18,942	
TQS	3/4 STORY	563	101.030	56,827	
WDK	WOOD DECK	540	16.890	9,120	
TFL	3RD FLOOR	152	101.030	15,356	
OFF	OPEN PORCH	80	15.000	1,200	
HST	HALF STORY	40	101.030	4,041	
Net Sketched Area:		3,316	Total:	225,808	
Size Ad	1945.5	Gross Area	3543	FinArea	1946

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### IMAGE



AssessPro Patriot Properties, Inc

### 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	19x24	A	AV	1989			36.00	T	30	101	11,500			11,500

### PARCEL ID

113 61 0

More: N Total Yard Items: 11,500 Total Special Features:

Total: 11,500