114	23	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 801,900
Map	Lot	Sublot	Building	Unit	CARD	!850!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KARTY KEVIN D				
Owner 2:	BLACK MARCIE R				
Owner 3:					
Street 1:	173 BEDFORD RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-1512			Type:	

PREVIOUS OWNER

Owner 1:	MEYER WILLIAM E -				
Owner 2:	ROBERGE MEYER NANCY -				
Street 1:	173 BEDFORD RD				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773-1512				

NARRATIVE DESCRIPTION

This Parcel contains 1.04 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1948, Having Primarily ALUMINUM Exterior and ASPHALT 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	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	367,000		1.040	434,900	801,900
Total Card	367,000		1.040	434,900	801,900
Total Parcel	367,000		1.040	434,900	801,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 182.29 | /Parcel: 182.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	09/18/13

PREVIOUS ASSESSMENT

Parcel ID: 114 23 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	363,600	0	1.04	441,900	805,500	805,500	Year End Roll	9/26/2019
2019	101	FV	328,900	0	1.04	427,300	756,200	756,200	Create Final value 2019	6/4/2019
2018	101	FV	328,900	0	1.04	427,300	756,200	756,200	Year End Roll	9/28/2017
2017	101	FV	325,400	0	1.04	414,800	740,200	740,200	Year End Roll	9/29/2016
2016	101	FV	321,900	0	1.04	414,800	736,700	736,700	Year End Roll	1/14/2016
2015	101	FV	315,000	0	1.04	351,400	666,400	666,400	Year End	10/2/2014
2014	101	FV	301,100	0	1.04	315,200	616,300	616,300	Year End Roll	1/23/2014
2013	101	FV	294,200	0	1.04	306,200	600,400	600,400	Year End Roll	10/25/2012

PRINT	
Date	10/22/20
Time	15:53:51

LAST REV	
Date	02/24/14
Time	09:09:10
	brennanp
	850

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MEYER WILLIAM E	50409-352		11/30/2007		707500	No	No			
DEJESUS PAUL	22812-484		1/8/1993		316000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2013	5443	ROOF	6,180	C				strip & re-roof fr
12/18/2012	5278	SOLAR PA	19,425	C				install of roof mo
11/28/2011	4937	MANUAL		C				install wood stove
10/27/2011	4910	MANUAL	5,000	C				replace 2 sliding
10/13/2006	3541	MANUAL	40,000	C	6/19/2007			finish basement;ce
9/30/1994	581-94	W/S FLUE		C	7/12/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2007	MEAS+INSPCTD	100	
1/27/2004	ABATE-INSPEC	600	
6/1/1996	MEAS+INSPCTD	606	
11/3/1995	MEAS/EXT INS	607	
6/14/1994	FIELDREV CHG	600	
10/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17 9 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:	

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		45302		SQUARE FE	PRIME SITE		0	6.25	1.536	R2									434,941						434,900	

Total AC/HA:	1.03999	Total SF/SM:	45301.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	434,941	Spl Credit		Total:	434,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1A - 1A		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	3 - ALUMINUM		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	50	%
Bsmnt Flr:			
Bsmnt Gar:	3		
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.2	%

CALC SUMMARY

Basic $ / SQ:	86.00
Size Adj.:	0.93767595
Const Adj.:	0.98990101
Adj $ / SQ:	79.826
Other Features:	69290
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	484216
Depreciation:	117180
Depreciated Total:	367036

COMMENTS

RANCH W/UTC PARTIAL WALKOUT BMT .

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	RMs:	8	BRs:	3	Baths:	2	HB	1

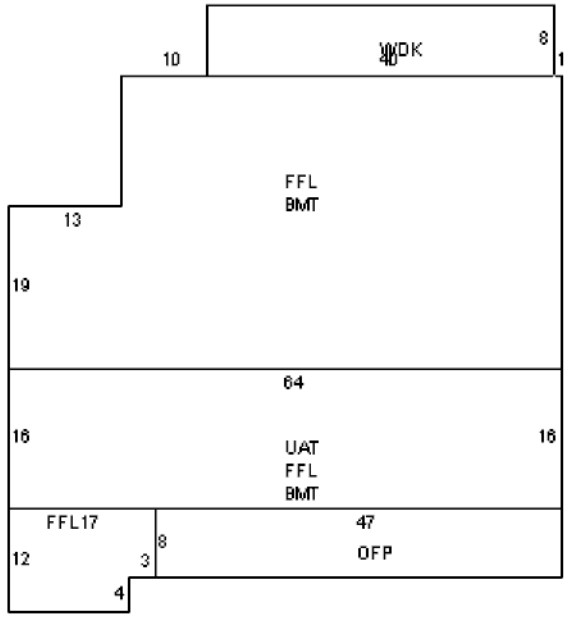
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 680067.4044

Juris. Factor:		Val/Su Fin:	83.43
Special Features:	0	Val/Su Net:	52.04
Final Total:	367000	Val/Su SzAd	114.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,197	79.830	255,203
BMT	BASEMENT	3,005	27.940	83,957
OFP	OPEN PORCH	376	15.000	5,640
WDK	WOOD DECK	320	18.700	5,985
UAT	UNF ATTIC	154	79.830	12,261

Net Sketched Area:	7,052			Total:	363,046
Size Ad	3197	Gross Area	7922	FinArea	4399

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

114 23 0

IMAGE

AssessPro Patriot Properties, Inc