



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DONOVAN TR NHI
Owner 2:	DONOVAN TR ADAM
Owner 3:	MARITAL NONEXEMPT TRUST I
Street 1:	76 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2029 Type:

**PREVIOUS OWNER**

Owner 1:	Donovan - Andrew E
Owner 2:	-
Street 1:	76 Bedford Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2029

**NARRATIVE DESCRIPTION**

This Parcel contains 2.41 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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:						
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 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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.573		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									17,190						17,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	296,600	18,800	2.410	657,200	972,600
Total Card		296,600	18,800	2.410	657,200
Total Parcel		296,600	18,800	2.410	657,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		447.79	/Parcel: 447.79

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,600	18800	2.41	681,200	991,600	991,600	Year End Roll	9/26/2019
2019	101	FV	286,900	18800	2.41	663,600	969,300	969,300	Create Final value 2019	6/4/2019
2018	101	FV	284,000	15600	2.41	663,600	963,200	963,200	Year End Roll	9/28/2017
2017	101	FV	279,000	15600	2.41	657,200	951,800	951,800	Year End Roll	9/29/2016
2016	101	FV	276,600	15600	2.41	638,800	931,000	931,000	Year End Roll	1/14/2016
2015	101	FV	269,200	23900	2.41	592,400	885,500	885,500	Year End	10/2/2014
2014	101	FV	249,500	23900	2.41	553,200	826,600	826,600	Year End Roll	1/23/2014
2013	101	FV	244,600	23900	2.41	677,200	945,700	945,700	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Donovan, Andrew	60530-184		11/20/2012	DIVORCE/ESTA		1	No	No		estate death cert#60530 pg171
HERBERT BROWN	13582-575		11/14/1978		56000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/3/2015	6048	REMOVE	5,000	C				Demolish by fillin
11/21/2008	4102	RENOVATI	17,000	C	6/1/2009			kit reno,flooring

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	PERMIT VISIT	25	D ERSKINE
7/29/2008	MEAS+INSPCTD	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
12/8/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B-	- GOOD (-)
Year Blt:	1979	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:	4	- CARPET
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:	2	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	Yes	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

**BATH FEATURES**

Full Bath:	3	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	0	Rating: AVERAGE
A HBth:		Rating:
OthrFix:	1	Rating: AVERAGE

**OTHER FEATURES**

Kits:	1	Rating: GOOD
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	23%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			23%

**CALC SUMMARY**

Basic \$ / SQ:	94.00
Size Adj.:	1.02624309
Const Adj.:	1.00000000
Adj \$ / SQ:	96.467
Other Features:	65010
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	385173
Depreciation:	88590
Depreciated Total:	296583

**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		RMs: 8	BRs: 3	Baths: 3	HB	0						

**REMODELING**

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

**RES BREAKDOWN**

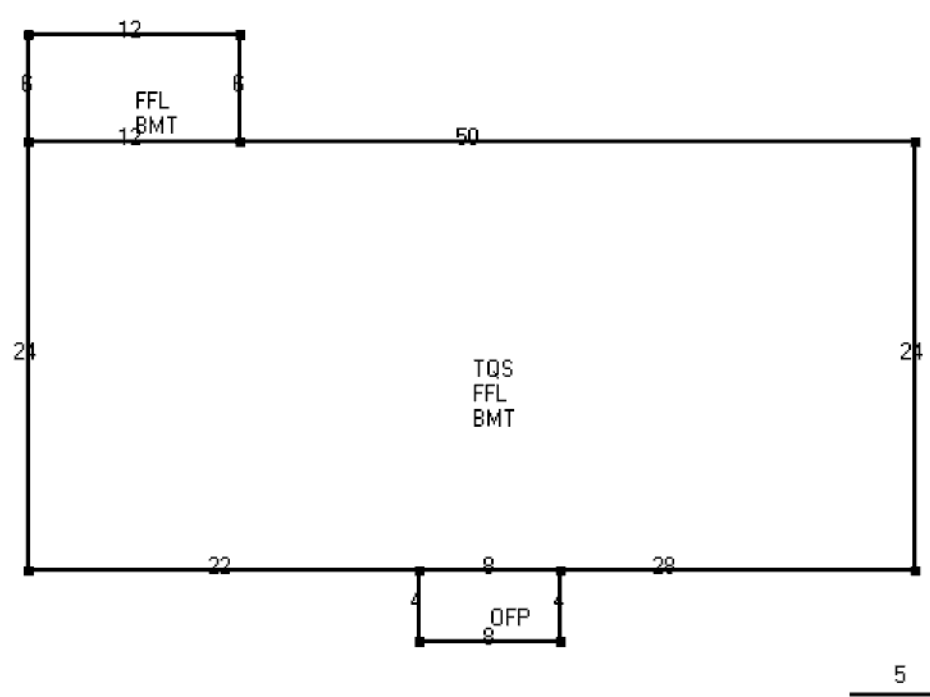
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	891266.3306
Juris. Factor:		Val/Su Fin:		136.56	
Special Features:	0	Val/Su Net:		85.33	
Final Total:	296600	Val/Su SzAd:		136.56	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,272	24.120	30,676	
FFL	1ST FLOOR	1,272	96.470	122,706	
TQS	3/4 STORY	900	96.470	86,820	
OFF	OPEN PORCH	32	15.000	480	
Net Sketched Area:		3,476	Total:	240,682	
Size Ad	2172	Gross Area	3776	FinArea	2172

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**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	660	A	AV	1986	36.00	T	34.5	101			15,600			15,600
19	PATIO	D	Y	1	320	A	AV	2015	7.00	B	23	101			1,700			1,700
19	PATIO	D	Y	1	252	A	AV	2015	7.00	T	15	101			1,500			1,500

**PARCEL ID 127 2 0**

More:	N				
Total Yard Items:	18,800	Total Special Features:		Total:	18,800

**IMAGE**



*AssessPro* Patriot Properties, Inc