



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHERRER RITA LYNN		
Owner 2:	KERR KIMBERLY		
Owner 3:			
Street 1:	158 BEDFORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-1511		Type:

PREVIOUS OWNER

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

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

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	7.25	1.697	R2									493,163						493,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	191,100	11,500	0.920	493,200	695,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 357.65						/Parcel: 357.65	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	179,300	11500	.92	425,100	615,900	615,900	Year End Roll	10/15/2020
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KALISCH,NORRIS	78341-379		7/28/2021		993,000	No	No			
NORRIS LINDSAY,	46299-484		10/18/2005	CONVENIENC	99	No	No			
JOHN MCKENNA	20888-150		11/29/1990		168,000	No	No			

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

EXTERIOR INFORMATION

Table with exterior details: 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:

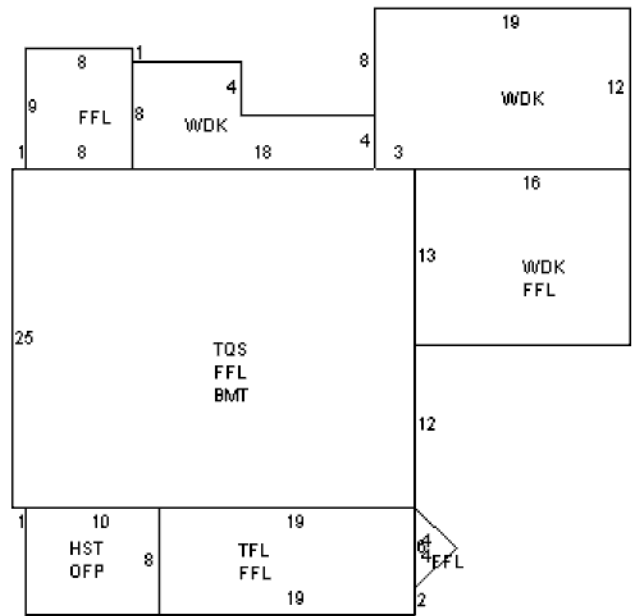
BATH FEATURES

Table with bath details: Full Bath: 2, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

COMMENTS

Empty comments box.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C- - AVG. (-), Year Blt: 1900, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Line 1, # Units 1. Includes Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 2, Lvl 1, Lower, and Totals (RMs: 4, BRs: 1, Baths: 2, HB).

REMODELING

Table with remodeling categories: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 4, 1, 1.

INTERIOR INFORMATION

Table with interior info: 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, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 26%, Functional: , % Economic: , % Special: , % Override: , Total: 26%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 103.00, Size Adj.: 1.05840397, Const Adj.: 1.00475097, Adj \$ / SQ: 109.534, Other Features: 49500, Grade Factor: 0.88, Neighborhood Inf: 1.0000000, LUC Factor: 1.00, Adj Total: 258240, Depreciation: 67143, Depreciated Total: 191098

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Summary: WtAv\$/SQ: , AvRate: , Ind.Val: 402951.2658, Juris. Factor: , Before depr: 96.39, Special Features: 0, Val/Su Net: 57.63, Final Total: 191100, Val/Su SzAd: 98.23

SPEC FEATURES/YARD ITEMS

Table with 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. Includes GARAGE (19x24) valued at 11,500.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes FFL, BMT, TQS, WDK, TFL, OFF, HST. Net Sketched Area: 3,316, Total: 243,955.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 113 61 0

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