



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAYLOR TR DOROTHY P
Owner 2:	
Owner 3:	DOROTHY P TAYLOR TRUST-1995
Street 1:	133 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	Taylor - Dorothy P
Owner 2:	-
Street 1:	133 Bedford Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:				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		50094		SQUARE FE	PRIME SITE		0	7.25	1.418	R2									514,954						515,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	368,800	400	1.150	515,000	884,200
Total Card	368,800	400	1.150	515,000	884,200
Total Parcel	368,800	400	1.150	515,000	884,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		328.85	/Parcel: 328.85

Legal Description	User Acct
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
2021	101	FV	351,600	400	1.15	443,900	795,900	795,900	Year End Roll	10/15/2020
2020	101	FV	312,800	400	1.15	451,000	764,200	764,200	Year End Roll	9/26/2019
2019	101	FV	303,900	400	1.15	436,100	740,400	740,400	Create Final value 2019	6/4/2019
2018	101	FV	303,900	400	1.15	436,100	740,400	740,400	Year End Roll	9/28/2017
2017	101	FV	297,900	400	1.15	423,300	721,600	721,600	Year End Roll	9/29/2016
2016	101	FV	297,900	400	1.15	423,300	721,600	721,600	Year End Roll	1/14/2016
2015	101	FV	285,900	400	1.15	358,700	645,000	645,000	Year End	10/2/2014
2014	101	FV	283,000	400	1.15	321,800	605,200	605,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
Taylor,Dorothy	60561-366		11/26/2012	FAMILY		1	No	No
TAYLOR, W. ROYC	25578-506		8/18/1995	CONVENIENC			No	No
	9063-414		11/19/1957		26,500	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/26/2008	4058	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/14/2004	M&L COMPLETE	615	
10/18/1995	MEAS+INSPCTD	607	

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

EXTERIOR INFORMATION

Type:	5	-	CAPE	
Sty Ht:	1H	-	1H	
(Liv) Units:	1	Total:	1	
Foundation:	2	-	CONC BLOCK	
Frame:	1	-	WOOD	
Prime Wall:	2	-	CLAPBOARD	
Sec Wall:	1	-	WOOD SHI	50%
Roof Struct:	1	-	GABLE	
Roof Cover:	1	-	ASPHALT	
Color:				
View / Desir:				

GENERAL INFORMATION

Grade:	C+	-	AVG. (+)
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:			

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

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
2	SHED/FR	D	Y		1 80	A	AV	1930	15.00	T	70	101			400			400

More:	N	Total Yard Items:	400	Total Special Features:		Total:	400
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BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
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:	
Frp1:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG	-	Very Good	16.	%
Functional:					%
Economic:					%
Special:					%
Override:					%
Total:				16.8	%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.98183924
Const Adj.:	1.00979996
Adj \$ / SQ:	102.121
Other Features:	49500
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	443289
Depreciation:	74473
Depreciated Total:	368817

COMMENTS

HOUSE BUILT 1941 ADDITION BUILT 1972.
ATTIC W/ SHED DORMER. CENTER CHIMNEY .

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	s:	9	BR	s:	5	Bath	s:	3	HB		

REMODELING

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

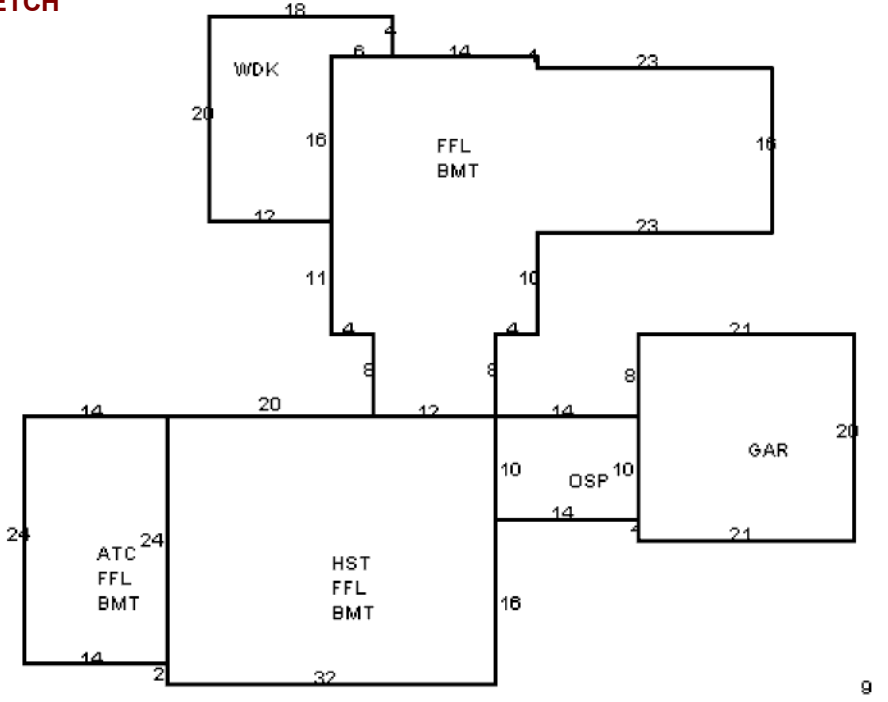
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	710596.6135
Juris. Factor:		Before Depr:		112.33	
Special Features:	0	Val/Su Net:		64.87	
Final Total:	368800	Val/Su SzAd		142.50	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,172	25.530	55,451	
FFL	1ST FLOOR	2,172	102.120	221,806	
GAR	GARAGE	420	36.000	15,120	
HST	HALF STORY	416	102.120	42,482	
WDK	WOOD DECK	264	19.650	5,187	
OSP	SCRN PORCH	140	22.500	3,150	
ATC	ATTIC	101	102.120	10,294	
Net Sketched Area:		5,685	Total:	353,490	
Size Ad	2588	Gross Area	6336	FinArea	2689

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

