



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 153 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | | | |
|-----------|----------------|--------|------------|
| Owner 1: | KHAN ASAD | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 153 BEDFORD RD | | |
| Street 2: | | | |
| Twn/City: | LINCOLN | | |
| St/Prov: | MA | Cntry: | Own Occ: Y |
| Postal: | 01773-1510 | | Type: |

PREVIOUS OWNER

| | | | |
|-----------|----------------|--------|--|
| Owner 1: | CRONIN KIM A - | | |
| Owner 2: | - | | |
| Street 1: | 153 BEDFORD RD | | |
| Twn/City: | LINCOLN | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 01773-1510 | | |

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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: | | | | | | |
| 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 Infl | 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 | 7.91 | 1.000 | R3 | | | | | | | | | 632,800 | | | | | | 632,800 | |
| 101 | ONE FAM | | 0.033 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 990 | | | | | | 1,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|---|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 233,900 | 12,500 | 1.870 | 633,800 | 880,200 |
| Total Card 233,900 12,500 1.870 633,800 880,200 | | | | | |
| Total Parcel 233,900 12,500 1.870 633,800 880,200 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 308.73 | | /Parcel: 308.73 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |
| Insp Date | 05/17/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 101 | FV | 218,600 | 12500 | 1.87 | 561,000 | 792,100 | 792,100 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 193,800 | 12500 | 1.87 | 561,000 | 767,300 | 767,300 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 188,100 | 12500 | 1.87 | 543,400 | 744,000 | 744,000 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 188,100 | 12500 | 1.87 | 543,400 | 744,000 | 744,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 184,300 | 12500 | 1.87 | 513,000 | 709,800 | 709,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 184,300 | 12500 | 1.87 | 497,800 | 694,600 | 694,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 176,600 | 12500 | 1.87 | 461,000 | 650,100 | 650,100 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 174,700 | 12500 | 1.87 | 413,000 | 600,200 | 600,200 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| CRONIN KIM A, | 33200-357 | | 7/3/2001 | | 585,000 | No | No | | | |
| GEORGES, GEORGE | 24344-248 | | 3/10/1994 | FAMILY | | No | No | | | |
| MALOR WRIGHT | 19534-373 | | 12/15/1988 | | 235,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/17/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 9/28/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 12/4/2004 | M&L COMPLETE | 615 | |
| 11/6/1995 | MEAS+INSPCTD | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA

