



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALEXANDER RAND L
Owner 2:	ALEXANDER CHERYL NAAS
Owner 3:	
Street 1:	54 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2016 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.76 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1988, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 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 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	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.923		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									27,690						27,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,095,700		2.760	712,500	1,808,200
Total Card	1,095,700		2.760	712,500	1,808,200
Total Parcel	1,095,700		2.760	712,500	1,808,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		391.05	/Parcel: 391.05

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

GIS Ref
GIS Ref
Insp Date
10/20/15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	1,078,700	0	2.76	667,700	1,746,400	1,746,400	Year End Roll	10/15/2020
2020	101	FV	1,120,700	0	2.76	691,700	1,812,400	1,812,400	Year End Roll	9/26/2019
2019	101	FV	1,088,500	0	2.76	674,100	1,762,600	1,762,600	Create Final value 2019	6/4/2019
2018	101	FV	1,088,500	0	2.76	674,100	1,762,600	1,762,600	Year End Roll	9/28/2017
2017	101	FV	1,007,200	25700	2.76	824,500	1,857,400	1,857,400	Year End Roll	9/29/2016
2016	101	FV	965,600	25700	2.76	772,500	1,763,800	1,763,800	Year End Roll	1/14/2016
2015	101	FV	1,380,100	25700	2.76	717,300	2,123,100	2,123,100	Year End	10/2/2014
2014	101	FV	1,300,900	25700	2.76	707,700	2,034,300	2,034,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCDERMOTT, THOM	24560-345		5/24/1994		1,290,000	No	No			
COUNTRYSIDE EST	19727-293		3/29/1989		1,190,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/15/2016	6625	DEMOLITI	28,000	C				Remove inground po
10/12/1994	592-94	TENN.CO	22,000	C	7/17/1995			
10/7/1994	588-94	POOL	20,000	C	7/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2015	MEAS+INSPCTD	618	G BOURGAULT
3/13/2012	MEAS+INSPCTD	618	G BOURGAULT
7/16/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
8/3/1995	INSPECTED	600	
7/17/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color:, View / Desir:

GENERAL INFORMATION

Table with general info: Grade: A - VERY GOOD, Year Blt: 1988, Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdic:, Fact:., Const Mod:, Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 15 - CARPET 20%, Bsmnt Flr: 12 - CONCRETE, Bsmnt Gar:, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 14 - HVAC, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: Yes, % Com Wal: 0, % Sprinkled: 100

SPEC FEATURES/YARD ITEMS

Table for Spec Features/Yard Items with columns: 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 Features: Total:

BATH FEATURES

Table with bath features: Full Bath: 3, Rating: AVERAGE, A Bath:, Rating:, 3/4 Bath:, Rating:, A 3QBth, Rating:, 1/2 Bath: 2, Rating: AVERAGE, A HBth:, Rating:, OthrFix: 5, Rating: AVERAGE

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:

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 12%, Functional:, Economic:, Special:, Override:, Total: 12.4%

CALC SUMMARY

Table with calculations: Basic \$ / SQ: 103.00, Size Adj.: 0.87975776, Const Adj.: 1.02555037, Adj \$ / SQ: 92.930, Other Features: 74393, Grade Factor: 2.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1250766, Depreciation: 155095, Depreciated Total: 1095671

COMMENTS

SUPERB INT FINISH MUSIC SYSTEM THROUGHOUT CURVED WALLS, BUILT-INSPERMANENT DEED RESTRICTION ON LAND LONG SET BACK.

RESIDENTIAL GRID

Table with grid details: 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: 10, BRs: 5, Baths: 3, HB: 2

REMODELING

Table for remodeling: Exterior:, Interior:, Additions:, Kitchen:, Baths:, Plumbing:, Electric:, Heating:, General:

RES BREAKDOWN

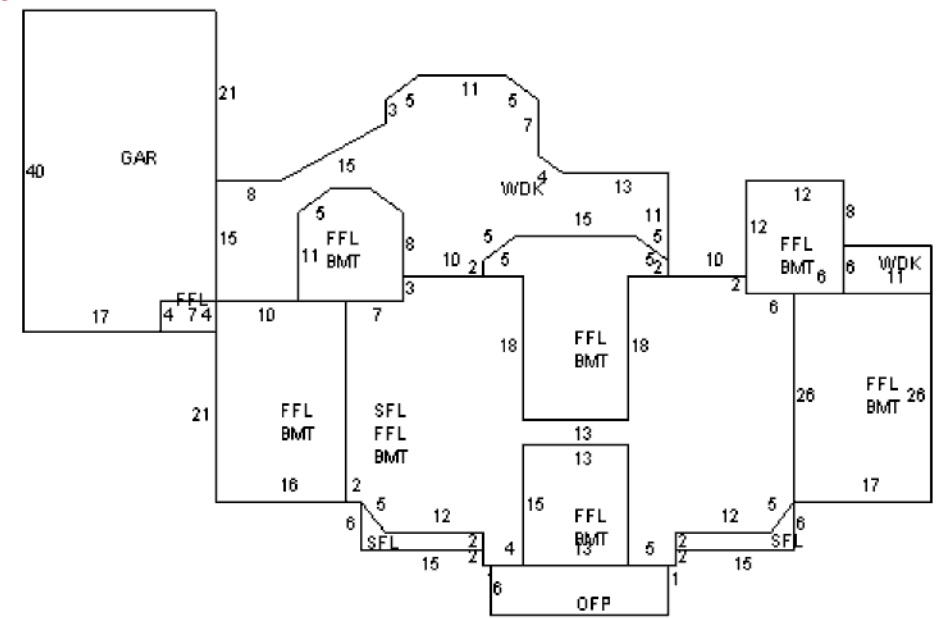
Table for Res Breakdown: No Unit, RMS, BRS, FL, Totals: 1, 10, 5, 1

COMPARABLE SALES

Table for Comparable Sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ:, AvRate:, Ind.Val: 2450266.666, Juris. Factor:, Before Depr: 185.86, Special Features: 0, Val/Su Net: 113.66, Final Total: 1095700, Val/Su SzAd: 236.96

PARCEL ID 134 9 0

SKETCH



SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 9,640, Total: 550,991, Size Ad: 4624, Gross Area: 9640, FinArea: 4624

SUB AREA DETAIL

Table for Sub Area Detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

