



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLINT TR EPHRAIM B
Owner 2:	WEIR TR MARGARET M
Owner 3:	CHARLES I REAL ESTATE TRUST
Street 1:	PO BOX 6034
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 6.23 ACRES of land mainly classified as 017 with a(n) ANTIQUE Building Built about 1834, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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		44107		SQUARE FE	PRIME SITE		0	9.6	1.570	R5									664,628						664,600	
713	HAY/GRN		5.217		ACRES	AGRICULTURA		0	30,000.	1.000	R5									156,510		215				1,122	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	246,400		1.013	664,600	911,000
713			5.217	1,122	1,122
Total Card	246,400		6.230	665,722	912,122
Total Parcel	246,400		6.230	665,722	912,122
Source:	Market Adj Cost	Total Value per SQ unit /Card:		348.40	/Parcel: 348.40

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	02/27/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	017	FV	262,000	0	6.23	848,810	1,110,810	955,323	Year End Roll	10/15/2020
2020	017	FV	266,500	0	6.23	848,810	1,115,310	959,802	Year End Roll	9/26/2019
2019	017	FV	259,800	0	6.23	846,110	1,105,910	950,402	Create Final value 2019	6/4/2019
2018	017	FV	259,800	0	6.23	846,110	1,105,910	950,443	Year End Roll	9/28/2017
2017	017	FV	257,300	1400	6.23	846,110	1,104,810	949,474	Year End Roll	9/29/2016
2016	017	FV	255,100	1400	6.23	801,110	1,057,610	902,039	Year End Roll	1/14/2016
2015	017	FV	239,400	1400	6.23	753,310	994,110	838,539	Year End	10/2/2014
2014	017	FV	228,200	1400	7.054	836,510	1,066,110	910,539	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHAPIN BERTHA	15943 205		12/26/1984	OTHER		1	No	No		PROBATE DOC #90P4476
BERTHA CHAPIN	6751-5		3/23/1944	FAMILY			No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/5/2007	3810	RENOVATI	38,500	C	5/29/2008			replace existing p
12/2/2003	2829	SHED		C	6/12/2004			sugar shack shed
3/9/2000	1885	MANUAL	5,000	C	6/19/2000			bathroom 6/19/00
2/8/2000	1876	MANUAL		C	6/19/2000			floor replacement

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
5/29/2008	MEAS/EXT INS	100	
6/12/2004	MEAS/EXT INS	615	
6/19/2000	MEAS+INSPCTD	611	
1/12/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1834	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:	2 - SOFTWOOD		
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

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
FrpI:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.97918260
Const Adj.:	1.00979996
Adj \$ / SQ:	93.934
Other Features:	43500
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	373281
Depreciation:	126916
Depreciated Total:	246366

COMMENTS

NEWHALL-CHAPIN HSE AGRI PRESER CR
7/3/02 BK35836 PG603.

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:	9	BRs:	4	Baths:	1	HB	1					

REMODELING

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

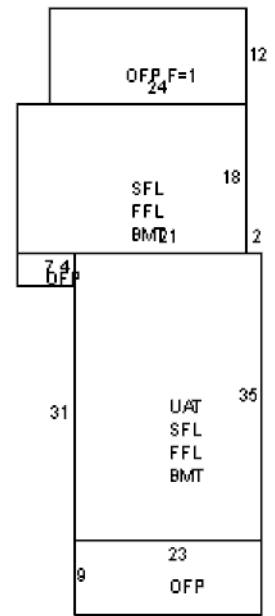
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 820253.8613
Juris. Factor:		Before Depr:	103.33	
Special Features:	0	Val/Su Net:	53.91	
Final Total:	246400	Val/Su SzAd	94.12	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,309	23.480	30,740
FFL	1ST FLOOR	1,309	93.930	122,960
SFL	2ND FLOOR	1,309	93.930	122,960
OFF	OPEN PORCH	523	15.000	7,845
UAT	UNF ATTIC	121	93.930	11,343
Net Sketched Area:		4,571	Total:	295,848
Size Ad	2618	Gross Area	5255	FinArea 2618

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

PARCEL ID 143 32 0

More: N	Total Yard Items:	Total Special Features:	Total:
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IMAGE

AssessPro Patriot Properties, Inc

