

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FIRST PARISH CHURCH OF LINCOLN
Owner 2:	
Owner 3:	
Street 1:	14 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as CHURCH with a(n) SPLIT LEVEL Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
906	CHURCH		40945.6		SQUARE FE	PRIME SITE		0	9.6	1.668	R5									655,523						655,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
906	236,800	6,200	0.940	655,500	898,500		
Total Card	236,800	6,200	0.940	655,500	898,500	Entered Lot Size	
Total Parcel	236,800	6,200	0.940	655,500	898,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	722.27	/Parcel:	722.27	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	906	FV	211,500	6200	.94	682,800	900,500	900,500	Year End Roll	10/15/2020
2020	906	FV	217,400	6200	.94	682,800	906,400	906,400	Year End Roll	9/26/2019
2019	906	FV	211,500	6200	.94	680,100	897,800	897,800	Create Final value 2019	6/4/2019
2018	906	FV	211,500	6200	.94	680,100	897,800	897,800	Year End Roll	9/28/2017
2017	906	FV	209,500	6200	.94	680,100	895,800	895,800	Year End Roll	9/29/2016
2016	906	FV	183,100	6200	.94	635,700	825,000	825,000	Year End Roll	1/14/2016
2015	906	FV	181,100	6200	.94	588,600	775,900	775,900	Year End	10/2/2014
2014	906	FV	173,200	6200	.94	580,400	759,800	759,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	8348-333		10/27/1954			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/9/2016	6462	ROOF	3,000	C				Strip & re-roof th
6/29/2015	6130	RENOVATI	147,297	C				Remodel kitchen &
6/26/2000	2006	RENOVATI	37,500	C	5/25/2001			bathrooms
8/19/1996	1029-96	MANUAL	2,900	C	7/1/1997			SLD DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2001	MEAS+INSPCTD	615	

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION

Type:	21 - SPLIT LEVEL
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
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:	1965
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	
Eff Yr Blt:	
Alt %:	
Fact.:	
Name:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# 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
3	GARAGE	D	Y	1	18X24	A	AV	1965	36.00	T	60	906			6,200			6,200

BATH FEATURES

Full Bath:	3	Rating:	GOOD
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:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	13.8%
Functional:		
Economic:		
Special:		
Override:		
Total:		13.8%

CALC SUMMARY

Basic \$ / SQ:	90.00
Size Adj.:	1.23231506
Const Adj.:	1.00000000
Adj \$ / SQ:	110.908
Other Features:	63750
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	274676
Depreciation:	37905
Depreciated Total:	236771

COMMENTS

PARSONAGE

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: BRs: Baths: 3 HB	

REMODELING

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

RES BREAKDOWN

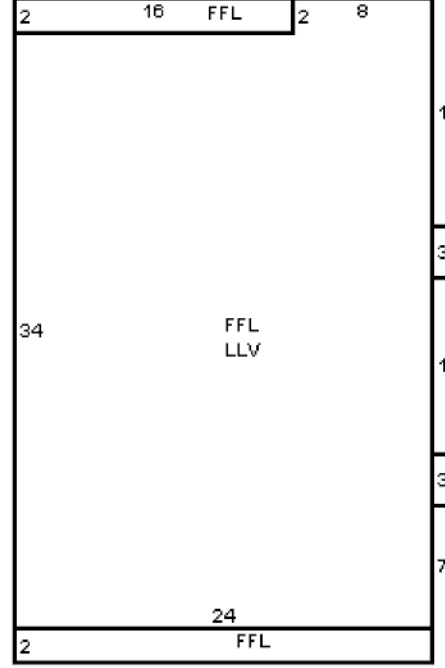
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	0.00000	
Juris. Factor:	Before Depr:	122.00		
Special Features:	0	Val/Su Net:	109.63	
Final Total:	236800	Val/Su SzAd	190.35	

PARCEL ID 143 33 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,244	110.910	137,970
LLV	LOWR LEVEL	832	55.450	46,138
CNP	CANOPY	84	22.000	1,848
Net Sketched Area:		2,160	Total:	185,956
Size Ad	1244	Gross Area	2160	FinArea 1244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE