



PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		BEDFORD LN, LINCOLN
Unit #:		
Owner 1: UNITED STATES OF AMERICA		
Owner 2: MINUTEMAN PARK		
Owner 3:		
Street 1: 174 LIBERTY ST		
Street 2:		
Twn/City: CONCORD		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01742	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
900	203,700		0.920	538,100	741,800
Total Card 203,700 0.920 538,100 741,800					
Total Parcel 203,700 0.920 538,100 741,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 468.31		/Parcel: 468.31	

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

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	900	FV	187,800	0	.92	476,200	664,000	664,000	Year End Roll	10/15/2020
2020	900	FV	184,600	0	.92	476,200	660,800	660,800	Year End Roll	9/26/2019
2019	900	FV	183,000	0	.92	461,200	644,200	644,200	Create Final value 2019	6/4/2019
2018	900	FV	183,000	0	.92	461,200	644,200	644,200	Year End Roll	9/28/2017
2017	900	FV	179,900	0	.92	435,300	615,200	615,200	Year End Roll	9/29/2016
2016	900	FV	178,300	0	.92	422,400	600,700	600,700	Year End Roll	1/14/2016
2015	900	FV	173,500	0	.92	391,100	564,600	564,600	Year End	10/2/2014
2014	900	FV	160,800	0	.92	350,300	511,100	511,100	Year End Roll	1/23/2014

Parcel ID 108 39 0

PRINT

Date	Time
09/30/21	20:08:04

LAST REV

Date	Time
05/14/12	14:48:16

apro 1726

USER DEFINED

Prior Id # 1:	6 19 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as US GOVT with a(n) CONTEMPORARY Building Built about 1964, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12768-10		12/31/1940			No	No			LOT E

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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

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
900	US GOVT		40075		SQUARE FE	PRIME SITE		0	7.91	1.697	R3									538,058						538,100	

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	900	US GOVT	Prime NB Desc	RES CAT 3	Total:	538,058	SpI Credit	Total:	538,100
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EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	19 - TEX 111 50%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1 - DRYWALL		
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:	1 - OIL		
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

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

Full Bath:	2	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:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	28.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		28.5%

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	1.12878788
Const Adj.:	0.99449998
Adj \$ / SQ:	116.748
Other Features:	38500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	284894
Depreciation:	81195
Depreciated Total:	203699

COMMENTS

GAJEWSKI HSE-R

RESIDENTIAL GRID

1st Res Grid	Desc:	Line	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RMs:	6	BRS:	3	Baths:	2	HB						

REMODELING

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

RES BREAKDOWN

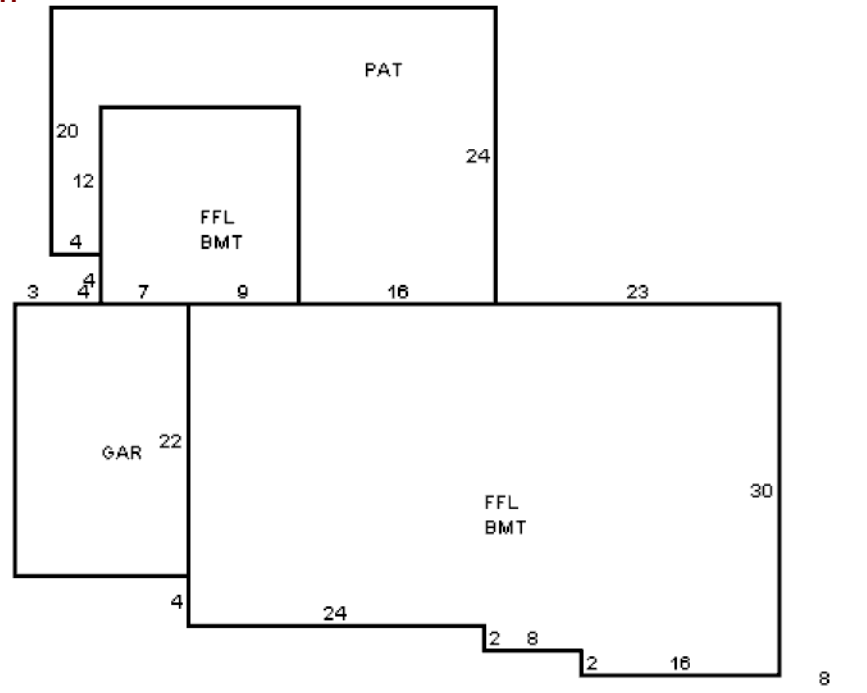
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	0.00000
Juris. Factor:		Before Depr:	116.75		
Special Features:	0	Val/Su Net:	50.07		
Final Total:	203700	Val/Su SzAd	128.60		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,584	29.190	46,232	
FFL	1ST FLOOR	1,584	116.750	184,929	
PAT	PATIO	592	7.000	4,144	
GAR	GARAGE	308	36.000	11,088	
Net Sketched Area:		4,068	Total:	246,393	
Size Ad	1584	Gross Area	4068	FinArea	1584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 108 39 0