



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZHAO HUILIN
Owner 2:	WANG LAN
Owner 3:	
Street 1:	168 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BIBRING - GEORGE L
Owner 2:	-
Street 1:	733 BLUE HERON DRIVE
Twn/City:	LANCASTER
St/Prov:	MA Cntry
Postal:	01523

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		40946		SQUARE FE	PRIME SITE		0	8.	1.668	R2									546,270						546,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	216,300	200	0.940	546,300	762,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 435.75						/Parcel: 435.75	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	196,700	200	.94	495,100	692,000	692,000	Year End Roll	10/19/2021
2021	101	FV	172,100	200	.94	426,800	599,100	599,100	Year End Roll	10/15/2020
2020	101	FV	177,000	200	.94	433,600	610,800	610,800	Year End Roll	9/26/2019
2019	101	FV	172,100	200	.94	419,300	591,600	591,600	Create Final value 2019	6/4/2019
2018	101	FV	172,100	200	.94	419,300	591,600	591,600	Year End Roll	9/28/2017
2017	101	FV	170,400	200	.94	407,000	577,600	577,600	Year End Roll	9/29/2016
2016	101	FV	167,200	200	.94	407,000	574,400	574,400	Year End Roll	1/14/2016
2015	101	FV	165,500	200	.94	344,800	510,500	510,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIBRING,GEORGE	73164-455		8/23/2019		600,000	No	No			
HUSEK, JOSEPH J	11777-116		12/1/1969		54,000	No	No			Death Cert for Marcia Bk62850 Pg349

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/18/2019	R-19-0147	MANUAL	6,000	C				Install insulation
10/8/2010	4577	ROOF		C				strip & re-roof dw
6/20/1996	981-96	MANUAL	2,000	C	6/7/1997			RPL STRS

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/17/2018	MEAS+INSPCTD	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/10/2003	ABATE-INSPEC	600	
6/7/1997	MEAS/EXT INS	602	
10/16/1995	MEAS+INSPCTD	607	

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:	1 - WOOD SHING
Sec Wall:	8 - BRICK VEN 25%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1955 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	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:	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

INTERIOR INFORMATION

Phys Cond:	GD - Good	23.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		23.4%

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
2	SHED/FR	D	Y		148	A	FR	1955	15.00	T	75	101						200

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:	GD - Good	23.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		23.4%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	1.11764705
Const Adj.:	1.03275001
Adj \$ / SQ:	118.888
Other Features:	38500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	282355
Depreciation:	66071
Depreciated Total:	216284

COMMENTS

60 amp service.

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	RM:	6	BR:	3	Bath:	2	HB					

REMODELING

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

RES BREAKDOWN

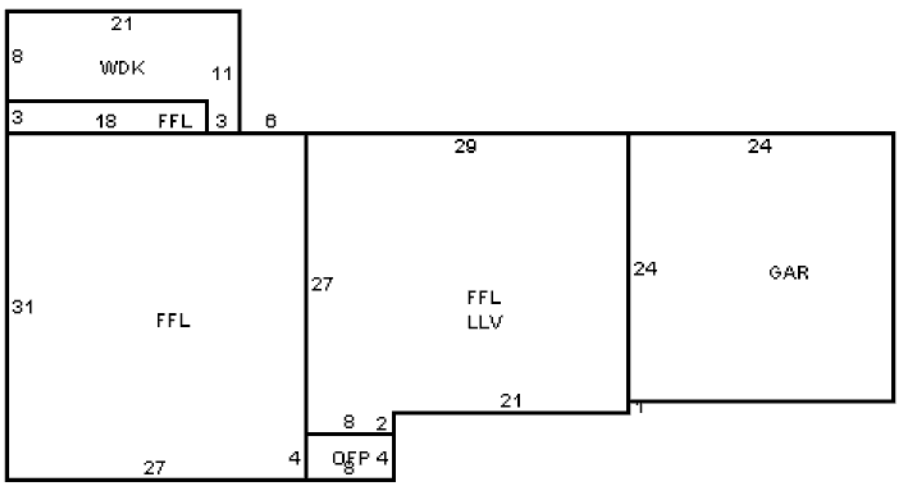
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	526255.8415
Juris. Factor:	Before Depr:		118.89
Special Features:	Val/Su Net:		79.73
Final Total:	216300	Val/Su SzAdj	132.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,632	118.890	194,025	
GAR	GARAGE	576	36.000	20,736	
LLV	LOWR LEVEL	296	83.220	24,667	
WDK	WOOD DECK	177	22.300	3,947	
OFP	OPEN PORCH	32	15.000	480	
Net Sketched Area:		2,713	Total:	243,855	
Size Ad	1632	Gross Area	3158	FinArea	1751

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	40	RRM	40	A	0

IMAGE

AssessPro Patriot Properties, Inc

