



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHERRER RITA LYNN		
Owner 2:	KERR KIMBERLY		
Owner 3:			
Street 1:	158 BEDFORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-1511		Type:

PREVIOUS OWNER

Owner 1:	KALISCH - NORRIS LINDSAY		
Owner 2:	KALISCH - CHRISTOPHER		
Street 1:	158 BEDFORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-1511		

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1900, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	8.	1.697	R2									544,180						544,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	329,500	8,300	0.920	544,200	882,000
Total Card	329,500	8,300	0.920	544,200	882,000
Total Parcel	329,500	8,300	0.920	544,200	882,000
Source:	Market Adj Cost		Total Value per SQ unit /Card:		453.35
			/Parcel:		453.35

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	191,100	11500	.92	493,200	695,800	695,800	Year End Roll	10/19/2021
2021	101	FV	179,300	11500	.92	425,100	615,900	615,900	Year End Roll	10/15/2020
2020	101	FV	160,100	11500	.92	431,900	603,500	603,500	Year End Roll	9/26/2019
2019	101	FV	155,600	11500	.92	417,700	584,800	584,800	Create Final value 2019	6/4/2019
2018	101	FV	155,600	11500	.92	417,700	584,800	584,800	Year End Roll	9/28/2017
2017	101	FV	152,700	11500	.92	405,400	569,600	569,600	Year End Roll	9/29/2016
2016	101	FV	152,700	11500	.92	405,400	569,600	569,600	Year End Roll	1/14/2016
2015	101	FV	146,800	11500	.92	343,500	501,800	501,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KALISCH,NORRIS	78341-379		7/28/2021		993,000	No	No	
NORRIS LINDSAY,	46299-484		10/18/2005	CONVENIENC	99	No	No	
JOHN MCKENNA	20888-150		11/29/1990		168,000	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/1/2011	4842	RENO-ADD	42,000	C	6/11/2012			add 2nd floor &fro
10/1/1993	358	RENOVATI	5,000	C	12/7/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2022	INFO FR MLS	625	J Frank
12/8/2021	INSPECTED	5	TB
6/25/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2012	MEAS+INSPCTD	25	D ERSKINE
10/28/2011	VISITED	25	D ERSKINE
4/30/2005	M&L COMPLETE	615	
11/6/1995	MEAS/EXT INS	607	
12/7/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	3 - ALUMINUM
Sec Wall:	26 - WOOD 50%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD (-)
Year Blt:	1900
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	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:	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

DEPRECIATION

Phys Cond:	GV - Good-VG	22%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		22.8%

CALC SUMMARY

Basic \$ / SQ:	124.00
Size Adj.:	1.05840397
Const Adj.:	1.00475097
Adj \$ / SQ:	131.866
Other Features:	63000
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	426851
Depreciation:	97322
Depreciated Total:	329529

More: N Total Yard Items: 8,300 Total Special Features: Total: 8,300

BATH FEATURES

Full Bath:	2	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:	2	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

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

REMODELING

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

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	19x24	A	AV	1989	36.00	T	49.5	101			8,300			8,300

Total: 8,300

COMMENTS

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:	4	BR:	2	Bath:	2	HB					

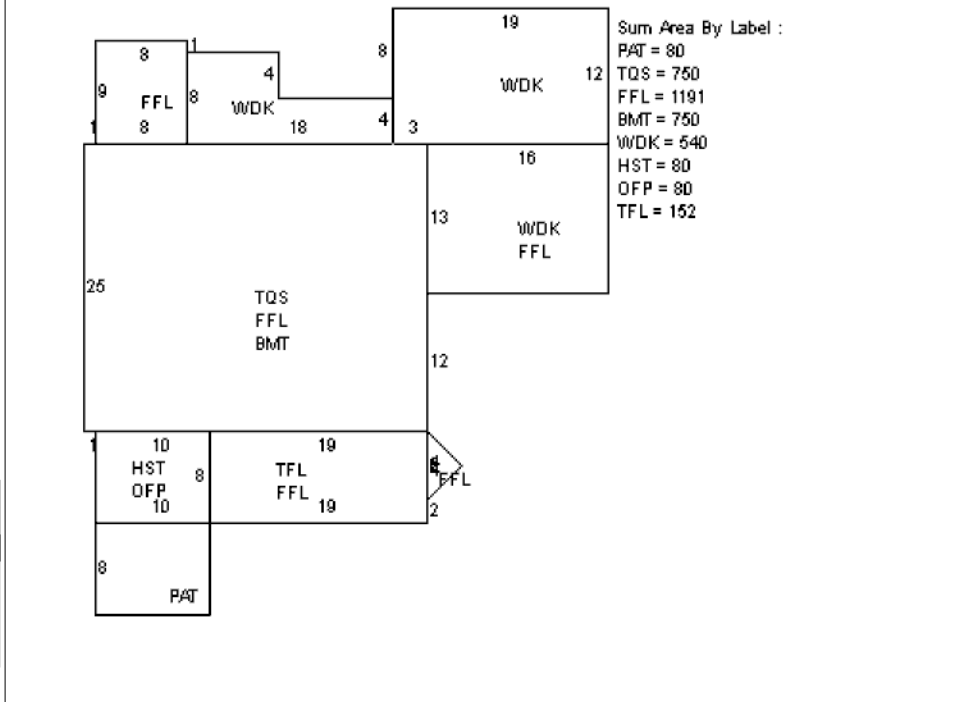
REMODELING

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

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	4	2	1
Totals				
	1	4	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,191	131.870	157,052
BMT	BASEMENT	750	32.970	24,725
TQS	3/4 STORY	563	131.870	74,174
WDK	WOOD DECK	540	16.890	9,120
TFL	3RD FLOOR	152	131.870	20,044
OFFP	OPEN PORCH	80	15.000	1,200
PAT	PATIO	80	14.000	1,120
HST	HALF STORY	40	131.870	5,275
Net Sketched Area:		3,396	Total:	292,710
Size Ad	1945.5	Gross Area	3623	FinArea 1946

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



Total: 8,300