



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: WHALEN TR DAVID
Owner 2: WHALEN TR JAQUELINE
Owner 3: DAVID WHALEN TRUST
Street 1: 154 BEDFORD RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773-1511 Type:

**PREVIOUS OWNER**

Owner 1: WHALEN - DAVID
Owner 2: -
Street 1: 154 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 1945, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 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	8.75	1.697	R3									595,197						595,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	425,600	1,100	0.920	595,200	1,021,900	
Total Card		425,600	1,100	0.920	595,200	1,021,900
Total Parcel		425,600	1,100	0.920	595,200	1,021,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		366.04	/Parcel: 366.04	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	372,300	1500	.92	538,100	911,900	911,900	Year End Roll	10/19/2021
2021	101	FV	356,200	1500	.92	476,200	833,900	833,900	Year End Roll	10/15/2020
2020	101	FV	319,000	1500	.92	476,200	796,700	796,700	Year End Roll	9/26/2019
2019	101	FV	310,400	1500	.92	461,200	773,100	773,100	Create Final value 2019	6/4/2019
2018	101	FV	310,400	1300	.92	461,200	772,900	772,900	Year End Roll	9/28/2017
2017	101	FV	304,700	1300	.92	435,300	741,300	741,300	Year End Roll	9/29/2016
2016	101	FV	304,700	1300	.92	422,400	728,400	728,400	Year End Roll	1/14/2016
2015	101	FV	293,200	1300	.92	391,100	685,600	685,600	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHALEN,DAVID	74887-7		6/15/2020	CONVENIENC	1	No	No			
WHALEN, EST. OF	24336-509		3/8/1994	FAMILY	150,000	No	No			
	8114-81		6/19/1955		15,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/16/2008	3870	RENOVATI	17,200	C	5/29/2008			bth remodel
7/2/2001	2291	SHED	900	C	5/25/2002			
4/10/1997	1160-97	ADDITION	50,000	C	7/1/1998			
9/12/1994	564-94	RENOVATI	20,000	C	8/23/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/17/2018	INFO AT DOOR	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS/EXT INS	100	
5/25/2002	MEAS/EXT INS	613	
3/28/1998	MEAS+INSPCTD	602	
6/9/1997	MEAS/EXT INS	602	
11/6/1995	MEAS/EXT INS	607	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

### GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1945 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:	2 - SOFTWOO 50%
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: 100
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
2	SHED/FR	D	Y	1	10x14	A	AV	2001	15.00	T	50	101			1,100		1,100

More:	N	Total Yard Items:	1,100	Total Special Features:		Total:	1,100
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### BATH FEATURES

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

### OTHER FEATURES

Kits:	1 Rating: GOOD
A Kits:	
Frpl:	2 Rating: AVERAGE
WSFlue:	

### CONDO INFORMATION

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

### CALC SUMMARY

Basic \$ / SQ:	124.00
Size Adj.:	0.96491897
Const Adj.:	0.99970198
Adj \$ / SQ:	119.614
Other Features:	74727
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	515883
Depreciation:	90280
Depreciated Total:	425603

### 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: 9 BR: 3 Baths: 2 HB: 1		

### REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	1995
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1998

### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

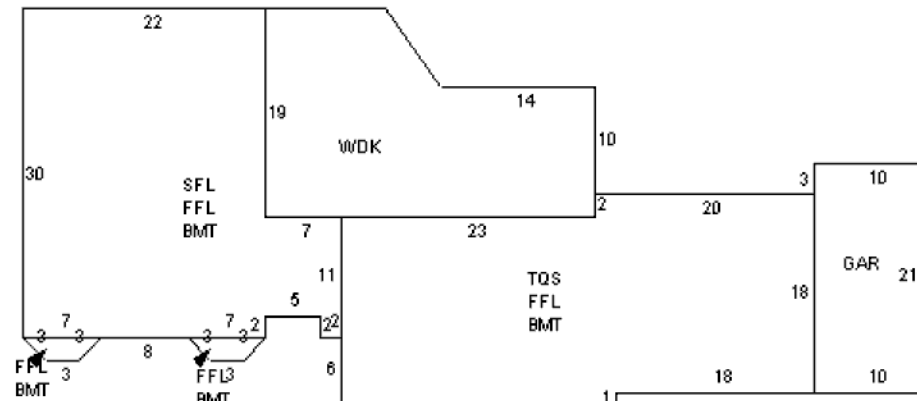
### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	690232.7345
Juris. Factor:		Before Depr:		131.58
Special Features:	0	Val/Su Net:		85.86
Final Total:	425600	Val/Su SzAd:		152.45

### PARCEL ID

119 31 0

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,500	29.900	44,855	
FFL	1ST FLOOR	1,500	119.610	179,421	
SFL	2ND FLOOR	727	119.610	86,960	
TQS	3/4 STORY	565	119.610	67,552	
WDK	WOOD DECK	455	17.380	7,909	
GAR	GARAGE	210	36.000	7,560	
Net Sketched Area:		4,957	Total:	394,257	
Size Ad	2791.75	Gross Area	5145	FinArea	2792

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### IMAGE

AssessPro Patriot Properties, Inc

