



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: LOVERING EMILY B
Owner 2:
Owner 3:
Street 1: 177 BEDFORD RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773-1512 Type:

PREVIOUS OWNER

Owner 1: LOVERING TALBOT D -
Owner 2: LOVERING EMILY B -
Street 1: 177 BEDFORD RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-1512

NARRATIVE DESCRIPTION

This Parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1905, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R2									640,000						640,000	
101	ONE FAM		0.313		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									9,390						9,400	
101	ONE FAM		0.75		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									4,500						4,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	357,500	2,300	2.900	653,900	1,013,700
Total Card 357,500 2,300 2.900 653,900 1,013,700					
Total Parcel 357,500 2,300 2.900 653,900 1,013,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 447.35		/Parcel: 447.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,500	3900	2.9	593,900	908,300	908,300	Year End Roll	10/19/2021
2021	101	FV	298,200	3900	2.9	513,900	816,000	816,000	Year End Roll	10/15/2020
2020	101	FV	279,600	3900	2.9	521,900	805,400	805,400	Year End Roll	9/26/2019
2019	101	FV	282,000	3900	2.9	505,100	791,000	791,000	Create Final value 2019	6/4/2019
2018	101	FV	282,000	3900	2.9	505,100	791,000	791,000	Year End Roll	9/28/2017
2017	101	FV	270,500	3900	2.9	490,700	765,100	765,100	Year End Roll	9/29/2016
2016	101	FV	265,900	3900	2.9	490,700	760,500	760,500	Year End Roll	1/14/2016
2015	101	FV	256,700	3900	2.9	417,900	678,500	678,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOVERING TALBOT	36637-331		10/7/2002	CONVENIENC		1	No	No		
LARSON, ROBERT	13048-599		8/31/1976		70,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/31/2018	7153	ROOF	13,388	C	10/16/2018			Repair damaged gyp
5/4/2011	4711	ROOF		C				strip & re-roof ma
6/30/2006	3467	TEMPORAR		C				tent
10/16/2003	2795	WDK	12,600	C	6/12/2004			deck with roof
5/15/2001	2230	WDK	6,000	C	5/25/2002			
5/25/1994	464-94	ROOF	1,500	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
5/17/2018	MEAS+INSPCTD	622	K Cuoco
9/29/2009	MEAS+INSPCTD	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	
5/25/2002	MEAS/EXT INS	613	
1/18/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details including Type, Sty Ht, Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Structure, Roof Cover, Color, and View/Desir.

BATH FEATURES

Table with bath details including Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, and OthrFix.

OTHER FEATURES

Table with other features including Kits, A Kits, Frpl, and WSFlue.

GENERAL INFORMATION

Table with general info including Grade, Year Blt, Alt LUC, Jurisdct, Const Mod, and Lump Sum Adj.

CONDO INFORMATION

Table with condo details including Location, Total Units, Floor, % Own, and Name.

COMMENTS

Empty table for comments.

RESIDENTIAL GRID

Table with residential grid details including 1st Res Grid, Desc, Line, # Units, and Level breakdown.

REMODELING

Table for remodeling details including Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, and General.

RES BREAKDOWN

Table for resource breakdown including No Unit, RMS, BRS, FL, and Totals.

INTERIOR INFORMATION

Table with interior details including Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, and % Com Wal.

DEPRECIATION

Table with depreciation details including Phys Cond, Functional, Economic, Special, and Override.

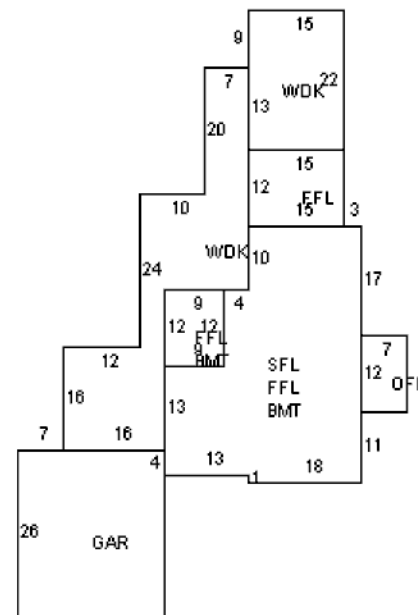
CALC SUMMARY

Table with calculation summary including Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, and Depreciated Total.

COMPARABLE SALES

Table with comparable sales details including Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Val/Su SzAd, and Final Total.

SKETCH



SUB AREA

Table with sub-area details including Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, and Size Ad.

SUB AREA DETAIL

Table with sub-area detail including Sub Area, % Usbl, Descrip, % Type, Qu, and # Ten.

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items including Code, Description, A Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, and Juris. Value.

IMAGE

AssessPro Patriot Properties, Inc



Summary table for More, Total Yard Items, Total Special Features, and Total.