

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BENSON MARK
Owner 2:	FARMER JOCELYN
Owner 3:	
Street 1:	135 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	VALPEY - JOHN B
Owner 2:	VALPEY - SUSAN D
Street 1:	135 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 1.82 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		79279		SQUARE FE	PRIME SITE		0	8.	1.006	R2									638,270						638,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,085,400	15,600	1.820	638,300	1,739,300
Total Card	1,085,400	15,600	1.820	638,300	1,739,300
Total Parcel	1,085,400	15,600	1.820	638,300	1,739,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		284.04	/Parcel: 284.04

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
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	950,400	11500	1.82	578,400	1,540,300	1,540,300	Year End Roll	10/19/2021
2021	101	FV	917,100	11500	1.82	498,600	1,427,200	1,427,200	Year End Roll	10/15/2020
2020	101	FV	817,600	11500	1.82	506,600	1,335,700	1,335,700	Year End Roll	9/26/2019
2019	101	FV	817,300	11500	1.82	489,900	1,318,700	1,318,700	Create Final value 2019	6/4/2019
2018	101	FV	799,200	900	1.82	489,900	1,290,000	1,290,000	Year End Roll	9/28/2017
2017	101	FV	748,600	900	1.82	475,500	1,225,000	1,225,000	Year End Roll	9/29/2016
2016	101	FV	739,900	900	1.82	475,500	1,216,300	1,216,300	Year End Roll	1/14/2016
2015	101	FV	710,200	900	1.82	402,900	1,114,000	1,114,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
VALPEY, JOHN B	80755-84		9/26/2022		1,910,000	No	No	
YOUNG LEE A + J	23989-490		12/3/1993		407,500	No	No	
BONIA WALTER J	14280-227		5/5/1981		160,500	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/18/2002	2602	RENO-ADD	500,000	C	6/17/2003			2 add & reno inter

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
6/21/2003	MEAS+INSPCTD	615	
11/6/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.82000	Total SF/SM:	79279.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	638,270	SpI Credit		Total:	638,300
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**EXTERIOR INFORMATION**

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struc:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	A- - V GOOD-		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**COMMENTS**

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**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	S:	11	BR:	4	Bath:	3	HB	1			

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

**DEPRECIATION**

Phys Cond:	VG - Very Good	17.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.5%

**CALC SUMMARY**

Basic \$ / SQ:	124.00
Size Adj.:	0.86566263
Const Adj.:	1.01999998
Adj \$ / SQ:	109.489
Other Features:	102393
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1315694
Depreciation:	230246
Depreciated Total:	1085448

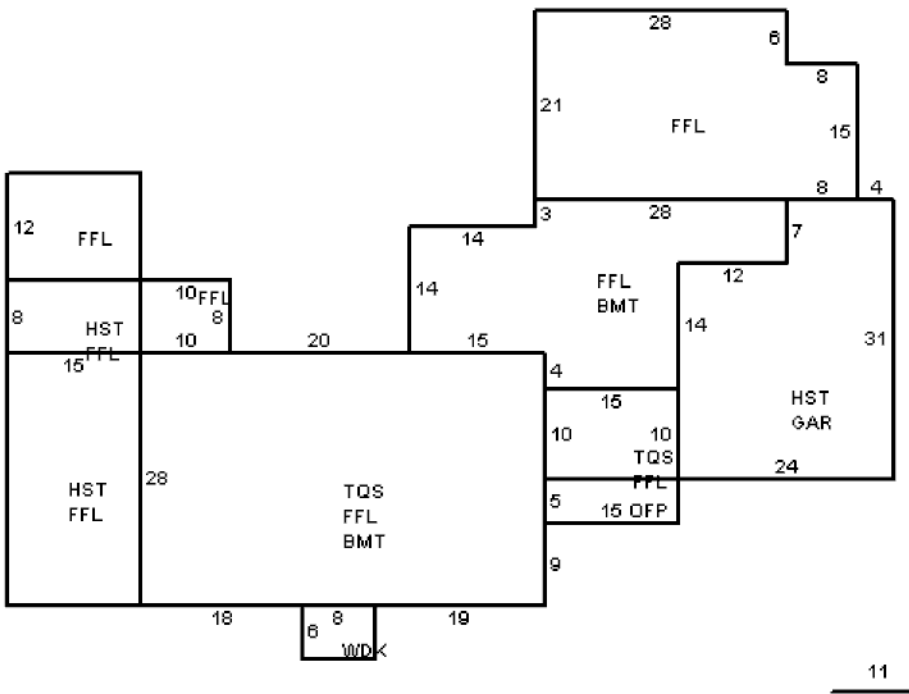
**COMPARABLE SALES**

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
2	SHED/FR	D	Y	1	8x10	A	AV	2005	15.00	T	50	101			600			600
19	PATIO	D	Y	1	35x51	A	AV	2010	14.00	T	40	101			15,000			15,000

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,530	109.490	386,496	
BMT	BASEMENT	1,872	41.060	76,861	
TQS	3/4 STORY	1,058	109.490	115,785	
GAR	GARAGE	660	36.000	23,760	
HST	HALF STORY	600	109.490	65,693	
OPF	OPEN PORCH	75	15.000	1,125	
WDK	WOOD DECK	48	38.000	1,824	
Net Sketched Area:		7,843	Total:	671,544	
Size Ad	5187.5	Gross Area	8795	FinArea	6124

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

**IMAGE**

AssessPro Patriot Properties, Inc



More: N	Total Yard Items: 15,600	Total Special Features:	Total: 15,600
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