



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAYLOR TR DOROTHY P
Owner 2:	
Owner 3:	DOROTHY P TAYLOR TRUST-1995
Street 1:	133 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	Taylor - Dorothy P
Owner 2:	-
Street 1:	133 Bedford Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		50094		SQUARE FE	PRIME SITE		0	8.	1.418	R2									568,226						568,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	426,800	400	1.150	568,200	995,400
Total Card	426,800	400	1.150	568,200	995,400
Total Parcel	426,800	400	1.150	568,200	995,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		370.20	/Parcel: 370.20

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	368,800	400	1.15	515,000	884,200	884,200	Year End Roll	10/19/2021
2021	101	FV	351,600	400	1.15	443,900	795,900	795,900	Year End Roll	10/15/2020
2020	101	FV	312,800	400	1.15	451,000	764,200	764,200	Year End Roll	9/26/2019
2019	101	FV	303,900	400	1.15	436,100	740,400	740,400	Create Final value 2019	6/4/2019
2018	101	FV	303,900	400	1.15	436,100	740,400	740,400	Year End Roll	9/28/2017
2017	101	FV	297,900	400	1.15	423,300	721,600	721,600	Year End Roll	9/29/2016
2016	101	FV	297,900	400	1.15	423,300	721,600	721,600	Year End Roll	1/14/2016
2015	101	FV	285,900	400	1.15	358,700	645,000	645,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
Taylor,Dorothy	60561-366		11/26/2012	FAMILY		1	No	No
TAYLOR, W. ROYC	25578-506		8/18/1995	CONVENIENC			No	No
	9063-414		11/19/1957		26,500	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/26/2008	4058	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/14/2004	M&L COMPLETE	615	
10/18/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Table with exterior details: Type: 5 - CAPE, Sty Ht: 1H - 1H, (Liv) Units: 1 Total: 1, Foundation: 2 - CONC BLOCK, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: 1 - WOOD SHI 50%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1941 Eff Yr Blt: , Alt LUC: Alt %: , Jurisdic: Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: 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: 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

SPEC FEATURES/YARD ITEMS

Table with spec features and yard items, including columns for 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.

BATH FEATURES

Table with bath features: Full Bath: 3 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

Table with other features: Kits: 1 Rating: AVERAGE, A Kits: Rating: , Frpl: 2 Rating: AVERAGE, WSFlue: Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good 17.%, Functional: %, Economic: %, Special: %, Override: , Total: 17.5%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 124.00, Size Adj.: 0.98183924, Const Adj.: 1.00979996, Adj \$ / SQ: 122.941, Other Features: 49500, Grade Factor: 1.10, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 517306, Depreciation: 90529, Depreciated Total: 426778

COMMENTS

HOUSE BUILT 1941 ADDITION BUILT 1972. ATTIC W/ SHED DORMER. CENTER CHIMNEY .

RESIDENTIAL GRID

Table with residential grid details: 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 RMs: 9 BRs: 5 Baths: 3 HB

REMODELING

Table with remodeling categories: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

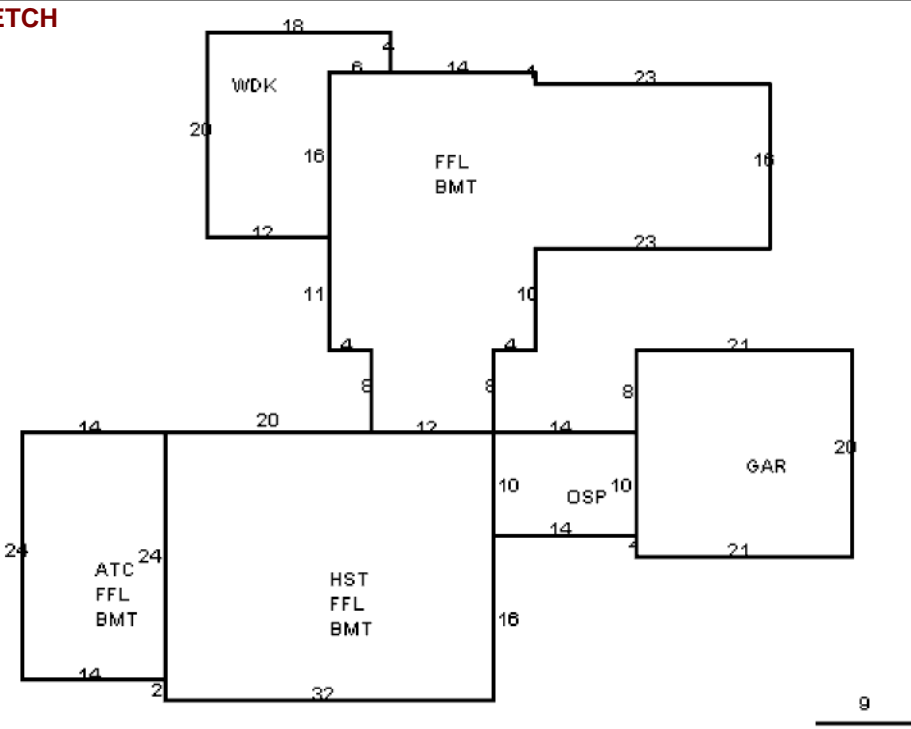
Table with res breakdown: No Unit RMS BRS FL, 1 9 5 1, Totals 1 9 5

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 710596.6135, Juris. Factor, Before Depr: 135.24, Special Features: 0, Val/Su Net: 75.07, Final Total: 426800, Val/Su SzAd: 164.91

PARCEL ID 119 46 0

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,685, Total: 420,778, Size Ad 2588, Gross Area 6336, FinArea 2689

SUB AREA DETAIL

Table with sub area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

