119	23	0			1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,234,000
Map	Lot	Sublot	Building	Unit	CARD		!905!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	HARRIS TR ERIC A
Owner 2:	BROOKS TR SUSAN F
Owner 3:	SUSAN F BROOKS LIVING TRUST
Street 1:	138 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-2707 Type:

PREVIOUS OWNER

Owner 1:	HARRIS - ERIC A
Owner 2:	BROOKS - SUSAN F
Street 1:	138 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-2707

NARRATIVE DESCRIPTION

This Parcel contains 3.51 ACRES of land mainly classified as TWO FAM with a(n) CONVENT`NL Building Built about 1860, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
104	447,200	36,600	3.510	750,200	1,234,000
Total Card	447,200	36,600	3.510	750,200	1,234,000
Total Parcel	447,200	36,600	3.510	750,200	1,234,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.06 | /Parcel: 378.06

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/08/21

PREVIOUS ASSESSMENT

Parcel ID: 119 23 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	384,900	36600	3.51	683,000	1,104,500	1,104,500	Year End Roll	10/19/2021
2021	104	FV	337,300	36600	3.51	610,200	984,100	984,100	Year End Roll	10/15/2020
2020	104	FV	314,400	36600	3.51	610,200	961,200	961,200	Year End Roll	9/26/2019
2019	104	FV	313,300	36600	3.51	592,600	942,500	942,500	Create Final value 2019	6/4/2019
2018	104	FV	313,300	36600	3.51	592,600	942,500	942,500	Year End Roll	9/28/2017
2017	104	FV	299,300	36600	3.51	562,200	898,100	898,100	Year End Roll	9/29/2016
2016	104	FV	289,400	36600	3.51	547,000	873,000	873,000	Year End Roll	1/14/2016
2015	104	FV	278,400	36600	3.51	510,200	825,200	825,200	Year End	10/2/2014

PRINT

Date	Time
10/18/22	18:14:39

LAST REV

Date	Time
12/08/21	08:20:09
apro	
905	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARRIS,ERIC A	71444-398		8/8/2018	CONVENIENC	99	No	No			
JOHNSON, RAYMON	21425-412		9/20/1991	PARTIAL INTR	193,200	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2012	5216	RENOVATI	6,569	C	4/3/2013			remove & replace s
5/20/2005	3181	ROOF		C				
6/15/2000	2002	ROOF		C	6/30/2001			
9/3/1998	1514	MANUAL	3,500	C	3/24/1999			Repair farmers por

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
9/16/2013	MEAS/EXT INS	25	D ERSKINE
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/24/1999	MEAS/EXT INS	602	
1/19/1996	MEAS+INSPCTD	606	

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

USER DEFINED

Prior Id # 1:	22 29 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

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
104	TWO FAM		80000		SQUARE FE	PRIME SITE		0	8.75	1.000	R3									700,000						700,000	
104	TWO FAM		1.673		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									50,190						50,200	

Total AC/HA:	3.50955	Total SF/SM:	152876.00	Parcel LUC:	104	TWO FAM	Prime NB Desc	RES CAT 3	Total:	750,190	Spl Credit		Total:	750,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL		
Sty Ht:	2H - 2H		
(Liv) Units:	2	Total:	2
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1860	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:	1 - DRYWALL	50	%
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:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:	T - OTHER	20.	%
Economic:			%
Special:			%
Override:			%
Total:		39.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93382353
Const Adj.:	1.00979996
Adj $ / SQ:	117.872
Other Features:	62500
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	740320
Depreciation:	293167
Depreciated Total:	447153

COMMENTS

SEC 14 ACC APT ALBERT S. BROOKS HSE & BARN.

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	RMs:	10	BRs:	5	Baths:	3	HB	1

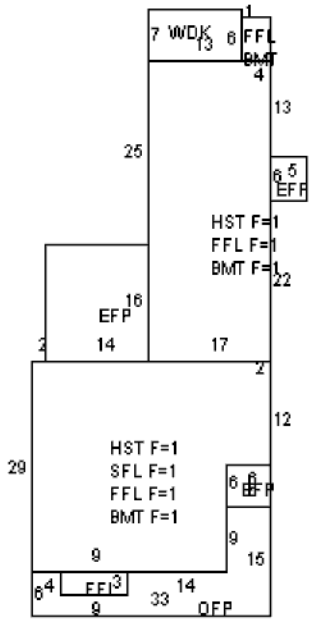
REMODELING

Exterior:	
Interior:	1981
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 0.00000

Juris. Factor:		Before Depr:	170.91
Special Features:	0	Val/Su Net:	81.93
Final Total:	447200	Val/Su SzAd	137.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,615	117.870	190,363
BMT	BASEMENT	1,588	29.470	46,795
SFL	2ND FLOOR	867	117.870	102,195
HST	HALF STORY	782	117.870	92,176
EFP	ENCL PORCH	290	36.000	10,440
OFP	OPEN PORCH	225	15.000	3,375
WDK	WOOD DECK	91	29.910	2,722
	Net Sketched Area:	5,458	Total:	448,066
Size Ad	3264	Gross Area	6240	FinArea 3264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
33	2 ST BARN	D	Y	1	1508	A	AV	1860	55.00	T	60	104			33,200			33,200
12	POOL I-G	D	Y	1	16X32	A	AV	1960	22.00	T	70	104			3,400			3,400

More:	N	Total Yard Items:	36,600	Total Special Featues:		Total:	36,600

PARCEL ID

119 23 0

IMAGE

AssessPro Patriot Properties, Inc