



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KHAN ASAD		
Owner 2:			
Owner 3:			
Street 1:	153 BEDFORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-1510		Type:

PREVIOUS OWNER

Owner 1:	CRONIN KIM A -		
Owner 2:	-		
Street 1:	153 BEDFORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-1510		

NARRATIVE DESCRIPTION

This Parcel contains 1.87 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, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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 Infl	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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	261,200	12,500	1.870	701,000	974,700
Total Card 261,200 12,500 1.870 701,000 974,700					
Total Parcel 261,200 12,500 1.870 701,000 974,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 341.88		/Parcel: 341.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,900	12500	1.87	633,800	880,200	880,200	Year End Roll	10/19/2021
2021	101	FV	218,600	12500	1.87	561,000	792,100	792,100	Year End Roll	10/15/2020
2020	101	FV	193,800	12500	1.87	561,000	767,300	767,300	Year End Roll	9/26/2019
2019	101	FV	188,100	12500	1.87	543,400	744,000	744,000	Create Final value 2019	6/4/2019
2018	101	FV	188,100	12500	1.87	543,400	744,000	744,000	Year End Roll	9/28/2017
2017	101	FV	184,300	12500	1.87	513,000	709,800	709,800	Year End Roll	9/29/2016
2016	101	FV	184,300	12500	1.87	497,800	694,600	694,600	Year End Roll	1/14/2016
2015	101	FV	176,600	12500	1.87	461,000	650,100	650,100	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CRONIN KIM A,	33200-357		7/3/2001		585,000	No	No			
GEORGES, GEORGE	24344-248		3/10/1994	FAMILY		No	No			
MALOR WRIGHT	19534-373		12/15/1988		235,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1950	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:			%
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
3	GARAGE	D	Y		1440	A	AV	1950	36.00	T	60	101			6,300			6,300
31	BARN	D	Y		1441	A	AV	1950	35.00	T	60	101			6,200			6,200

BATH FEATURES

Full Bath:	2	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

Kits:	1	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:	AV	- Average	35%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			35%

CALC SUMMARY

Basic \$ / SQ:	124.00
Size Adj.:	1.01631165
Const Adj.:	1.01999998
Adj \$ / SQ:	128.543
Other Features:	42998
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	401800
Depreciation:	140630
Depreciated Total:	261170

COMMENTS

Empty comments box.

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:	10	BR:	5	Bath:	2	HB					

REMODELING

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

RES BREAKDOWN

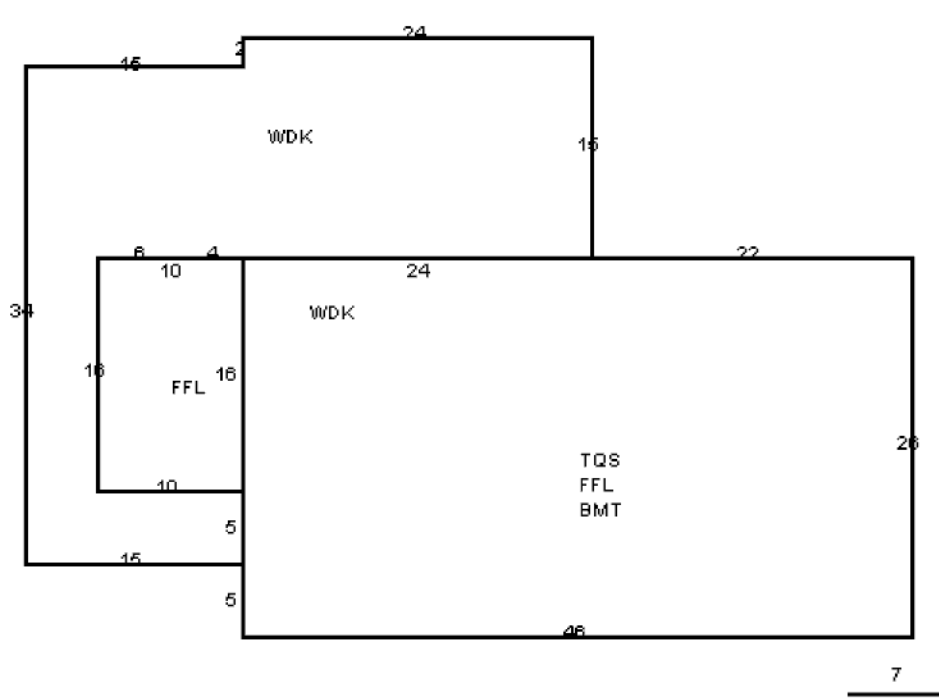
No	Unit	RMS	BRS	FL
	1	10	5	
Totals				
1	10	5		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	710440.7843	
Juris. Factor:	Before Depr:	128.54		
Special Features:	0	Val/Su Net:	62.80	
Final Total:	261200	Val/Su SzAd	115.93	

PARCEL ID

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,356	128.540	174,304
BMT	BASEMENT	1,196	48.200	57,652
TQS	3/4 STORY	897	128.540	115,303
WDK	WOOD DECK	710	16.260	11,543
WDK	WOOD DECK		15.400	
Net Sketched Area:		4,159	Total:	358,801
Size Ad	2253	Gross Area	4458	FinArea 2851

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	12,500	Total Special Features:	 	Total:	12,500
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