

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIRCHES SCHOOL, INC
Owner 2:	
Owner 3:	
Street 1:	100 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA Own Occ: Y
Postal:	01773-2029 Type:

PREVIOUS OWNER

Owner 1:	WANG - AN
Owner 2:	WANG - LORRAINE C
Street 1:	100 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA
Postal:	01773-2029

NARRATIVE DESCRIPTION

This Parcel contains 3.91 ACRES of land mainly classified as CHARITY with a(n) CAPE Building Built about 1941, Having Primarily CLAPBOARD Exterior and SLATE Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 15 Rooms, and 2 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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	8.75	1.000	R3									700,000						700,000	
905	CHARITY		2.0735		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									62,205						62,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	1,213,900	7,500	3.910	762,200	1,983,600
Total Card	1,213,900	7,500	3.910	762,200	1,983,600
Total Parcel	1,213,900	7,500	3.910	762,200	1,983,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		310.28	/Parcel: 310.28

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	905	FV	1,049,600	10000	3.91	695,000	1,754,600	1,754,600	Year End Roll	10/19/2021
2021	905	FV	1,012,000	10000	3.91	622,200	1,644,200	1,644,200	Year End Roll	10/15/2020
2020	905	FV	900,800	10000	3.91	622,200	1,533,000	1,533,000	Year End Roll	9/26/2019
2019	905	FV	900,100	10000	3.91	604,600	1,514,700	1,514,700	Create Final value 2019	6/4/2019
2018	905	FV	900,100	10000	2.62	565,900	1,476,000	1,476,000	Year End Roll	9/28/2017
2017	101	FV	856,200	31300	2.62	535,500	1,423,000	1,423,000	Year End Roll	9/29/2016
2016	101	FV	846,200	31300	2.62	520,300	1,397,800	1,397,800	Year End Roll	1/14/2016
2015	101	FV	811,100	31300	2.62	483,500	1,325,900	1,325,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WANG,AN	68472-325		11/15/2016	INVOLV CHARI	1,922,790	No	No			
	8835-449		10/1/1956		32,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/13/2021	MEC-21-0016	MANUAL	133,000	O				Install 4 Mitsubis
8/10/2021	SH-21-0008	SHEET MT	133,000	O				Sheet metal work f
5/6/2021	C-21-0018	RENO-ADD	678,000	O	9/16/2021			32,000 sq. ft. cla
10/29/2020	SH-20-0022	SHEET MT	950	O	11/30/2020			Sheet metal work f
6/15/2020	C-20-0007	RENO-ADD	150,000	O	9/1/2020			Construct new 20 x
10/20/2017	6893	SHEET MT	74,000	C				Sheet metal work f
9/5/2017	6836	RENO-ADD	1,300,000	C	9/13/2018			Construct addition
6/13/2017	6774	DEMOLITI	15,000	C				Interior demolitio
4/18/2017	6722	DEMOLITI	3,500	C	5/30/2017			Demolish existing

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2017	PERMIT VISIT	618	G BOURGAULT
1/5/2017	MEAS+INSPCTD	4	JG
7/29/2008	MEAS+INSPCTD	25	D ERSKINE
3/15/2001	M&L COMPLETE	613	
10/12/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

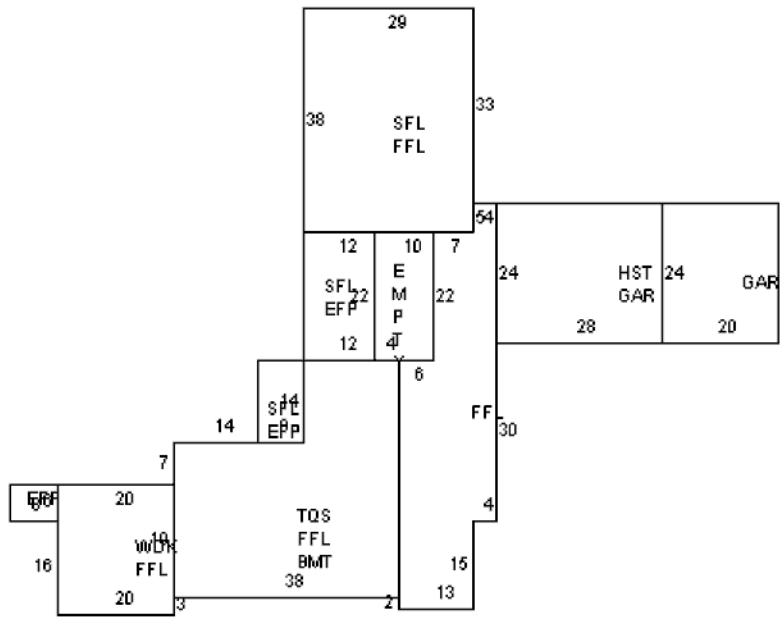
BATH FEATURES

Table with bath features: Full Bath: 4, 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

COMMENTS

1/17 MAIN 2ND FL= CARE TAKERS QUARTERS, POOL VERY POOR= NV. 11/2017 SEE ADDITION OF 1.1 ACRES (LOT 7) ON A JUNE20, 2017 PLAN OF LAND (NOT YET RECORDED).

SKETCH



GENERAL INFORMATION

Table with general info: Grade: A- - V GOOD-, Year Blt: 1941, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 4, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

CONDO INFORMATION

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

RESIDENTIAL GRID

Table with 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: 15 BRs: 2 Baths: 4 HB 1

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 15 2 1, Totals 1 15 2

INTERIOR INFORMATION

Table with interior info: 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: 60, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

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

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 124.00, Size Adj.: 0.84385264, Const Adj.: 1.04009390, Adj \$ / SQ: 108.833, Other Features: 72343, Grade Factor: 1.70, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1471384, Depreciation: 257492, Depreciated Total: 1213891

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 1561357.173, Juris. Factor: , Before Depr: 185.02, Special Features: 0, Val/Su Net: 126.17, Final Total: 1213900, Val/Su SzAd: 189.88

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 3,670 108.830 399,417, SFL 2ND FLOOR 1,478 108.830 160,855, BMT BASEMENT 1,212 27.210 32,976, GAR GARAGE 1,152 36.000 41,472, TQS 3/4 STORY 909 108.830 98,929, WDK WOOD DECK 440 17.490 7,695, EFP ENCL PORCH 424 36.000 15,264, HST HALF STORY 336 108.830 36,568, Net Sketched Area: 9,621 Total: 793,176, Size Ad 6393 Gross Area 10260 FinArea 6393

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Table with spec features: 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, 27 TENNIS C D Y 1 100x55 A AV 1983 4.09 T 70 905 6,800 6,800, 2 SHED/FR D Y 1 10X16 A AV 1985 15.00 T 70 905 700 700

PARCEL ID

127 12 0

Large empty table area for additional data or calculations.

Summary row: More: N, Total Yard Items: 7,500, Total Special Features: , Total: 7,500

IMAGE

AssessPro Patriot Properties, Inc

