



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PENDERGAST TR EDWARD H
Owner 2:	C/O MICHAEL GERSTEIN
Owner 3:	BENCHMARK TRUST
Street 1:	58 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 5.4 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1939, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 6 Baths, 2 HalfBaths, 0 3/4 Baths, 12 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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		3.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									106,890						106,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,501,800	28,700	5.400	946,900	2,477,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 311.76						/Parcel: 311.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,266,600	28700	5.4	874,900	2,170,200	2,170,200	Year End Roll	10/19/2021
2021	101	FV	1,290,800	28700	5.4	906,900	2,226,400	2,226,400	Year End Roll	10/15/2020
2020	101	FV	1,358,600	28700	5.4	906,900	2,294,200	2,294,200	Year End Roll	9/26/2019
2019	101	FV	1,379,100	28700	5.4	903,700	2,311,500	2,311,500	Create Final value 2019	6/4/2019
2018	101	FV	1,379,100	28700	5.4	903,700	2,311,500	2,311,500	Year End Roll	9/28/2017
2017	101	FV	1,301,700	28700	5.4	903,700	2,234,100	2,234,100	Year End Roll	9/29/2016
2016	101	FV	1,291,900	28700	5.4	851,700	2,172,300	2,172,300	Year End Roll	1/14/2016
2015	101	FV	1,278,600	28700	5.4	796,500	2,103,800	2,103,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARGILL, ROBERT	26343-594		5/24/1996	OTHER	1,523,650	No	No			36-12-7 ALSO SOLD
MARIAN LYNN GAR	16161-208		5/14/1985	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/12/2021	FS-21-0001	MANUAL	3,600	O				Add a photoelectri
3/9/2021	R-21-0042	RENOVATI	500	O	11/23/2021			Renew permit #6627
11/17/2016	6627	RENOVATI	200,000	O				Remodel garden roo
4/18/2005	3157	MANUAL	9,500	C				2 picture windows
2/4/2005	3120	MANUAL	2,500	C	5/28/2005			skylight
5/20/1993	240	RENOVATI	137,000	C	12/9/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2022	INSPECTED	5	TB
10/25/2011	MEAS/EXT INS	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	
5/28/2005	MEAS/EXT INS	615	
1/13/2001	M&L EXTERIOR	613	
1/11/1995	MEAS+INSPCTD	606	
2/4/1994	PERMIT VISIT	600	
12/9/1993	PERMIT VISIT	600	
1/11/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	10	-	ECELECTIC
Sty Ht:	2	-	2
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	26	-	WOOD
Sec Wall:			%
Roof Struct:	4	-	FLAT
Roof Cover:	11	-	MEMBRANE
Color:			
View / Desir:	G	-	GOOD

GENERAL INFORMATION

Grade:	A+	-	EXCELLENT
Year Blt:	1939	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:			%
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

BATH FEATURES

Full Bath:	6	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	7	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	-	Good	24	%
Functional:					%
Economic:					%
Special:					%
Override:					%
Total:				24.5	%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	0.83103728
Const Adj.:	0.96899998
Adj \$ / SQ:	80.528
Other Features:	130250
Grade Factor:	2.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1989101
Depreciation:	487330
Depreciated Total:	1501771

COMMENTS

BALLRM W/ PARQUET FLOORS AND VAULTED CEILINGS. WALK OUT BMT. .

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:	12	BRs:	5	Baths:	6	HB:	2					

REMODELING

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

RES BREAKDOWN

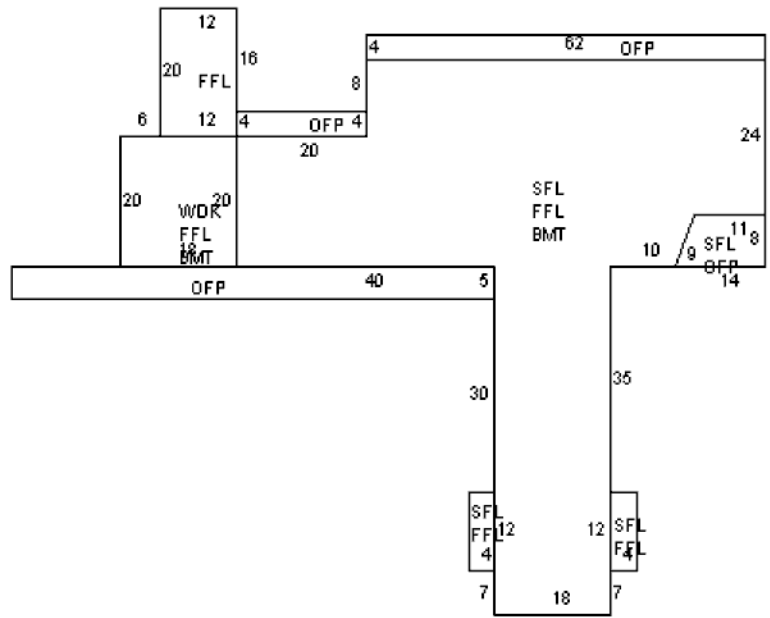
No Unit	RMS	BRS	FL
1	12	5	1
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	2116600.000
Juris. Factor:		Before Depr:			193.27
Special Features:	0	Val/Su Net:			123.27
Final Total:	1501800	Val/Su SzAd			202.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,952	80.530	318,245	
BMT	BASEMENT	3,616	23.150	83,716	
SFL	2ND FLOOR	3,452	80.530	277,981	
OFF	OPEN PORCH	803	15.000	12,045	
WDK	WOOD DECK	360	18.210	6,555	
Net Sketched Area:		12,183	Total:	698,542	
Size Ad	7404	Gross Area	12183	FinArea	7946

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	0

IMAGE

AssessPro Patriot Properties, Inc



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
27	TENNIS C	D	Y	1	100x55	A	GD	1939	4.09	T	65	101			7,900			7,900
12	POOL I-G	D	Y	1	20X40	G	GD	1980	27.50	T	65	101			7,700			7,700
19	PATIO	D	Y	1	1036	A	AV	1939	14.00	T	70	101			4,400			4,400
2	SHED/FR	D	Y	1	6X6	A	AV	1939	15.00	T	70	101			200			200
3	GARAGE	M	Y	1	21X28	A	AV	1939	36.00	T	60	101			8,500			8,500

More: N

Total Yard Items: 28,700

Total Special Features:

Total: 28,700