134	9	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	2,011,900
Map	Lot	Sublot	Building	Unit	CARD	!1215!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SIMEONE JEANNA T
Owner 2:	QUADIR HEATHER R
Owner 3:	
Street 1:	54 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773-2016 Type:

PREVIOUS OWNER

Owner 1:	ALEXANDER - RAND L
Owner 2:	ALEXANDER - CHERYL NAAS
Street 1:	54 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-2016

NARRATIVE DESCRIPTION

This Parcel contains 2.76 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1988, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 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
101	1,230,800	13,400	2.760	767,700	2,011,900
Total Card	1,230,800	13,400	2.760	767,700	2,011,900
Total Parcel	1,230,800	13,400	2.760	767,700	2,011,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.10 | /Parcel: 435.10

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 01/07/22

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 134 9 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,095,700	0	2.76	712,500	1,808,200	1,808,200	Year End Roll	10/19/2021
2021	101	FV	1,078,700	0	2.76	667,700	1,746,400	1,746,400	Year End Roll	10/15/2020
2020	101	FV	1,120,700	0	2.76	691,700	1,812,400	1,812,400	Year End Roll	9/26/2019
2019	101	FV	1,088,500	0	2.76	674,100	1,762,600	1,762,600	Create Final value 2019	6/4/2019
2018	101	FV	1,088,500	0	2.76	674,100	1,762,600	1,762,600	Year End Roll	9/28/2017
2017	101	FV	1,007,200	25700	2.76	824,500	1,857,400	1,857,400	Year End Roll	9/29/2016
2016	101	FV	965,600	25700	2.76	772,500	1,763,800	1,763,800	Year End Roll	1/14/2016
2015	101	FV	1,380,100	25700	2.76	717,300	2,123,100	2,123,100	Year End	10/2/2014

PRINT

Date	Time
10/18/22	19:01:38

LAST REV

Date	Time
08/25/22	08:32:36
blakeley	

PAT ACCT. 1215

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALEXANDER,RAND	80529-562		8/3/2022		2,160,000	No	No			
MCDERMOTT, THOM	24560-345		5/24/1994		1,290,000	No	No			
COUNTRYSIDE EST	19727-293		3/29/1989		1,190,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2016	6625	DEMOLITI	28,000	C				Remove inground po
10/12/1994	592-94	TENN.COU	22,000	C	7/17/1995			
10/7/1994	588-94	POOL	20,000	C	7/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2022	INSPECTED	5	TB
10/20/2015	MEAS+INSPCTD	618	G BOURGAULT
3/13/2012	MEAS+INSPCTD	618	G BOURGAULT
7/16/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L COMPLETE	613	
8/3/1995	INSPECTED	600	
7/17/1995	MEAS/EXT INS	600	

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

USER DEFINED

Prior Id # 1:	36 12 6
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.923		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									27,690						27,700	

Total AC/HA:	2.75955	Total SF/SM:	120206.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	767,690	Spl Credit		Total:	767,700

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

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	20	%
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	100

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	5	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.9	%

CALC SUMMARY

Basic $ / SQ:	118.00
Size Adj.:	0.87975776
Const Adj.:	1.02555037
Adj $ / SQ:	106.464
Other Features:	74393
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1397023
Depreciation:	166246
Depreciated Total:	1230777

COMMENTS

SUPERB INT FINISH MUSIC SYSTEM THROUGHOUT CURVED WALLS, BUILT-INSPERMANENT DEED RESTRICTION ON LAND LONG SET BACK.

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	2

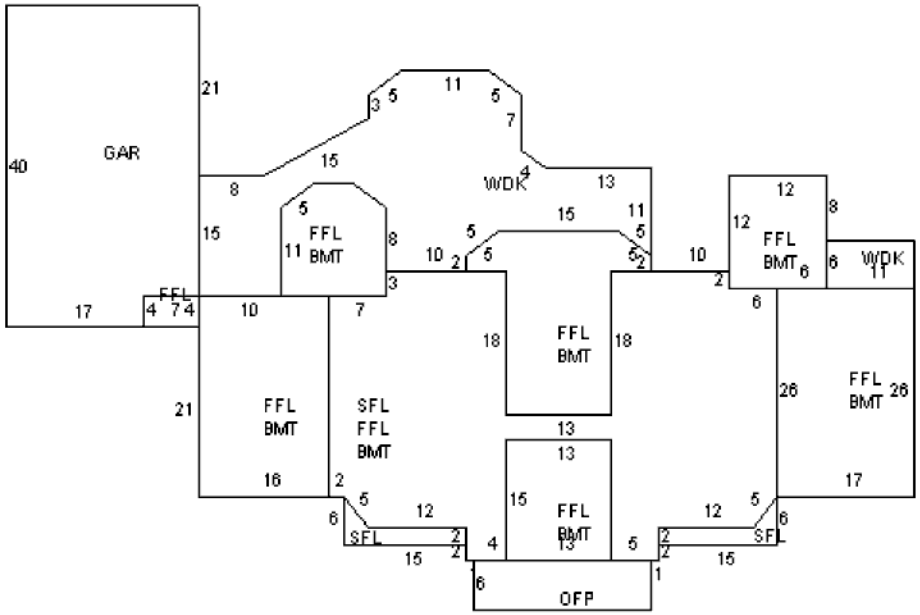
REMODELING

Exterior:	
Interior:	
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 2450266.666

Juris. Factor:		Before Depr:	212.93
Special Features:	0	Val/Su Net:	127.68
Final Total:	1230800	Val/Su SzAd	266.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,146	106.460	334,935
BMT	BASEMENT	3,118	26.620	82,989
SFL	2ND FLOOR	1,478	106.460	157,354
GAR	GARAGE	932	36.000	33,552
WDK	WOOD DECK	834	15.960	13,310
OFP	OPEN PORCH	132	15.000	1,980

Net Sketched Area:	9,640			Total:	624,120
Size Ad	4624	Gross Area	9640	FinArea	4624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

134 9 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
19	PATIO	D	Y	1	1273	A	AV	2016	14.00	T	25	101			13,400			13,400

More:	N	Total Yard Items:	13,400	Total Special Featues:		Total:	13,400