



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 41 |        | BEDFORD RD, LINCOLN   |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | YOUNG ANNE          |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 41 BEDFORD RD       |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-2014 Type:    |

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descp        | %   | Item    | Code | Descp  |
|------------|------|--------------|-----|---------|------|--------|
| Z          | LC   | Historic Dst |     | U       | A    | SEPTIC |
| o          | R1   | Residential  | 100 | 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     |          | 0.563       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R5    |            |           |        |   |        |   |        |   | 16,890          |           |   |           |        |      | 16,900    |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101                                   | 861,900        | 8,800      | 2.400     | 856,900    | 1,727,600   |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 372.33 |                |            |           |            |             | /Parcel: 372.33   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022   | 101 | FV  | 740,600    | 12500     | 2.4       | 784,900    | 1,538,000   | 1,538,000     | Year End Roll           | 10/19/2021 |
| 2021   | 101 | FV  | 790,600    | 12500     | 2.4       | 816,900    | 1,620,000   | 1,620,000     | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 801,900    | 12500     | 2.4       | 816,900    | 1,631,300   | 1,631,300     | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 807,400    | 12500     | 2.4       | 813,700    | 1,633,600   | 1,633,600     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 807,400    | 12500     | 2.4       | 813,700    | 1,633,600   | 1,633,600     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 765,900    | 12500     | 2.4       | 813,700    | 1,592,100   | 1,592,100     | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 751,500    | 12500     | 2.4       | 761,700    | 1,525,700   | 1,525,700     | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 713,100    | 12500     | 2.4       | 706,500    | 1,432,100   | 1,432,100     | Year End                | 10/2/2014  |

**SALES INFORMATION**

| Grantor        | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|----------|-----------|------------|----|-----|-------|-----------------|-------|
| ROBERT C. WOOD | 13251-102 |      | 8/1/1977 |           | 139,500    | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 9/17/2009 | 4273   | WDK      | 6,500  | C   |            |          |          | replace rotted pos |
| 4/16/2009 | 4152   | ROOF     |        | C   |            |          |          | strip & re-roof ma |
| 9/28/2005 | 3281   | ROOF     |        | C   |            |          |          |                    |
| 9/10/1998 | 1515   | RENOVATI | 92,000 | C   | 3/24/1999  |          |          | apartment into exe |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 12/7/2021 | INSPECTED    | 5   | TB         |
| 9/11/2013 | MEAS/EXT INS | 25  | D ERSKINE  |
| 6/21/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 3/24/1999 | MEAS+INSPCTD | 602 |            |
| 1/27/1996 | MEAS+INSPCTD | 606 |            |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**EXTERIOR INFORMATION**

|               |                |
|---------------|----------------|
| Type:         | 1 - ANTIQUE    |
| Sty Ht:       | 2A - 2A        |
| (Liv) Units:  | 1 Total: 1     |
| 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:        | A- - V GOOD-     |        |  |
| Year Blt:     | 1780 Eff Yr Blt: |        |  |
| Alt LUC:      |                  | Alt %: |  |
| Jurisdct:     |                  | 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:  | 2 - SOFTWOOD    |     |
| Sec Floors:   | 15 - CARPET 50% |     |
| Bsmnt Flr:    |                 |     |
| Bsmnt Gar:    |                 |     |
| Electric:     | 3 - TYPICAL     |     |
| Insulation:   | 2 - TYPICAL     |     |
| Int vs Ext:   | S               |     |
| Heat Fuel:    | 2 - GAS         |     |
| Heat Type:    | 1 - FORCED H/A  |     |
| # Heat Sys:   | 1               |     |
| % Heated:     | 100 % AC:       | 100 |
| Solar HW:     | NO Central Vac: | NO  |
| % Com Wal:    | 0 % Sprinkled:  | 0   |

|             |           |       |
|-------------|-----------|-------|
| Phys Cond:  | GD - Good | 24.0% |
| Functional: |           |       |
| Economic:   |           |       |
| Special:    |           |       |
| Override:   |           |       |
| Total:      |           | 24.5% |

**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    | AV  | 1980 | 4.09       | T   | 70  | 101 |      |       | 6,800      |      |       | 6,800        |
| 95   | SAUNA       | D | Y   | 1   | 6X6      | G    | AV  | 1999 | 137.50     | T   | 60  | 101 |      |       | 2,000      |      |       | 2,000        |

|                         |       |
|-------------------------|-------|
| More:                   | N     |
| Total Yard Items:       | 8,800 |
| Total Special Features: |       |
| Total:                  | 8,800 |

**BATH FEATURES**

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

**OTHER FEATURES**

|         |           |           |
|---------|-----------|-----------|
| Kits:   | 2 Rating: | VERY GOOD |
| A Kits: |           |           |
| Frpl:   | 2 Rating: | AVERAGE   |
| WSFlue: | 3 Rating: | AVERAGE   |

**CONDO INFORMATION**

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |
| Floor:       |  |
| % Own:       |  |
| Name:        |  |

**DEPRECIATION**

|                    |            |
|--------------------|------------|
| Calc Summary       |            |
| Basic \$ / SQ:     | 114.00     |
| Size Adj.:         | 0.87931037 |
| Const Adj.:        | 0.99989998 |
| Adj \$ / SQ:       | 100.231    |
| Other Features:    | 113624     |
| Grade Factor:      | 1.70       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 1141615    |
| Depreciation:      | 279696     |
| Depreciated Total: | 861919     |

**CALC SUMMARY**

|                   |           |              |         |             |
|-------------------|-----------|--------------|---------|-------------|
| Rate              | Parcel ID | Typ          | Date    | Sale Price  |
| WtAv\$/SQ:        |           | AvRate:      | Ind.Val | 1590116.977 |
| Juris. Factor:    |           | Before Depr: |         | 170.39      |
| Special Features: | 0         | Val/Su Net:  |         | 116.87      |
| Final Total:      | 861900    | Val/Su SzAd: |         | 185.75      |

**COMPARABLE SALES**

|           |          |
|-----------|----------|
| Parcel ID | 134 24 0 |
|-----------|----------|

**COMMENTS**

SEC 14 ACC APT.

**RESIDENTIAL GRID**

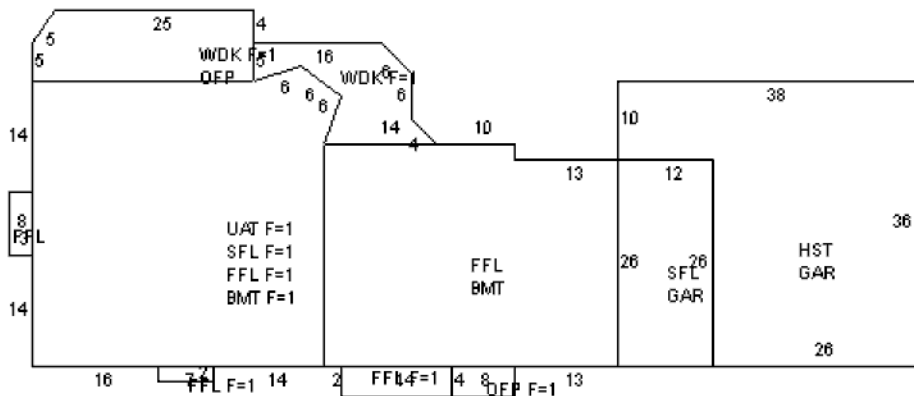
|              |       |        |         |      |   |        |    |    |    |    |   |   |
|--------------|-------|--------|---------|------|---|--------|----|----|----|----|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units | 1    |   |        |    |    |    |    |   |   |
| Level        | FY    | LR     | DR      | D    | K | FR     | RR | BR | FB | HB | L | O |
| Other        |       |        |         |      |   |        |    |    |    |    |   |   |
| Upper        |       |        |         |      |   |        |    |    |    |    |   |   |
| Lvl 2        |       |        |         |      |   |        |    |    |    |    |   |   |
| Lvl 1        |       |        |         |      |   |        |    |    |    |    |   |   |
| Lower        |       |        |         |      |   |        |    |    |    |    |   |   |
| Totals       |       | RMs:   | 13      | BRs: | 5 | Baths: | 3  | HB | 1  |    |   |   |

**REMODELING**

|            |    |   |
|------------|----|---|
| Exterior:  |    |   |
| Interior:  |    |   |
| Additions: |    |   |
| Kitchen:   |    |   |
| Baths:     |    |   |
| Plumbing:  |    |   |
| Electric:  |    |   |
| Heating:   |    |   |
| General:   |    |   |
| Totals     |    |   |
| 1          | 13 | 5 |

**RES BREAKDOWN**

|         |     |     |    |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1       | 13  | 5   |    |
| Totals  |     |     |    |
| 1       | 13  | 5   |    |

**SKETCH****SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | 1ST FLOOR   | 2,452      | 100.230   | 245,767      |      |
| SFL                | 2ND FLOOR   | 1,660      | 100.230   | 166,384      |      |
| GAR                | GARAGE      | 1,368      | 36.000    | 49,248       |      |
| HST                | HALF STORY  | 528        | 100.230   | 52,922       |      |
| BMT                | BASEMENT    | 472        | 25.060    | 11,817       |      |
| WDK                | WOOD DECK   | 415        | 17.680    | 7,339        |      |
| OFP                | OPEN PORCH  | 278        | 15.000    | 4,170        |      |
| UAT                | UNF ATTIC   | 202        | 100.230   | 20,267       |      |
| Net Sketched Area: |             | 7,375      | Total:    | 557,914      |      |
| Size Ad            | 4640        | Gross Area | 10935     | FinArea      | 4640 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descr | % Type | Qu | # Ten |
|----------|--------|-------|--------|----|-------|
| BMT      | 20     |       |        |    | 0     |

**IMAGE****AssessPro Patriot Properties, Inc**