



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COLEMAN JERRY P
Owner 2:	COLEMAN NICOLE
Owner 3:	
Street 1:	46 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2037 Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL - BRUCE D
Owner 2:	-
Street 1:	46 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2037

NARRATIVE DESCRIPTION

This Parcel contains .55 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1910, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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				I		
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		23957.8		SQUARE FE	PRIME SITE		0	9.25	2.637	R4									584,483						584,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	362,000		0.550	584,500	946,500
Total Card	362,000		0.550	584,500	946,500
Total Parcel	362,000		0.550	584,500	946,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		408.24	/Parcel: 408.24

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	101	FV	306,400	0	.55	540,900	847,300	847,300	Year End Roll	10/19/2021
2021	101	FV	302,300	0	.55	505,500	807,800	807,800	Year End Roll	10/15/2020
2020	101	FV	270,800	0	.55	524,500	795,300	795,300	Year End Roll	9/26/2019
2019	101	FV	261,500	0	.55	510,600	772,100	772,100	Create Final value 2019	6/4/2019
2018	101	FV	261,500	0	.55	510,600	772,100	772,100	Year End Roll	9/28/2017
2017	101	FV	255,400	0	.55	505,500	760,900	760,900	Year End Roll	9/29/2016
2016	101	FV	255,400	0	.55	491,000	746,400	746,400	Year End Roll	1/14/2016
2015	101	FV	245,500	0	.55	454,300	699,800	699,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CAMPBELL, BRUCE	63469-91		4/9/2014		817,500	No	No	
DEBORAH A. STAR	21095-251		4/12/1991	PART INTERES	130,000	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/9/2020	R-20-0180	ROOF	22,775	C				Strip wood shingle
11/6/2019	R-19-0193	WINDOWS	14,000	C	11/26/2019			Replace 13 windows
2/26/2018	6980	KITCHEN	38,650	C	7/18/2018			Remodel kitchen; r
11/8/2006	3560	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	5	TB
1/16/2019	PERMIT VISIT	622	K Cuoco
2/16/2017	MEAS/EXT INS	4	JG
7/16/2008	MEAS+INSPECTD	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	
10/12/1995	MEAS+INSPECTD	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: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 6 - WOODSHINGL, Color: , View / Desir:

BATH FEATURES

Table with 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: , Rating:

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

COMMENTS

Large empty text area for comments.

RESIDENTIAL GRID

Table for 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: 8 BRs: 3 Baths: 2 HB

GENERAL INFORMATION

Table with general info: Grade: B- - GOOD (-), Year Blt: 1910, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

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:

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 24.0%, Functional: , Economic: , Special: , Override: , Total: 24.5%

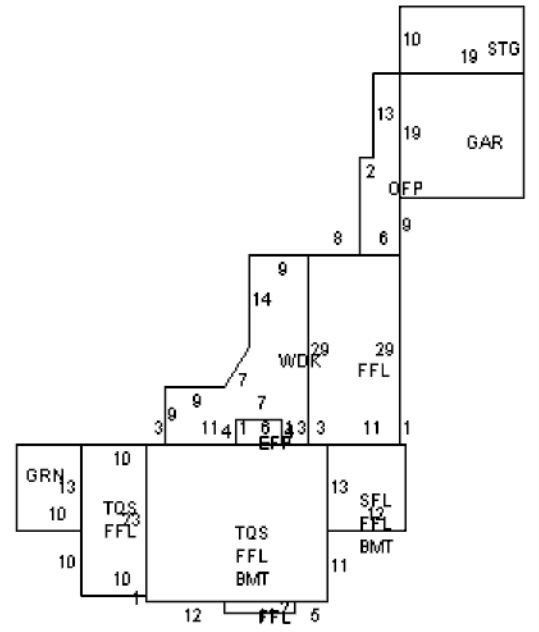
REMODELING

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

RES BREAKDOWN

Table for res breakdown: No Unit RMS BRS FL, Totals 1 8 3

SKETCH



CALC SUMMARY

Table with calc summary: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 124.00, Size Adj.: 1.00878799, Const Adj.: 1.01989794, Adj \$ / SQ: 127.579, Other Features: 44311, Grade Factor: 1.20, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 479527, Depreciation: 117484, Depreciated Total: 362043

COMPARABLE SALES

Table for comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ, AvRate, Ind.Val 701705.8479, Juris. Factor, Before Dep: 153.09, Special Features: 0, Val/Su Net: 83.03, Final Total: 362000, Val/Su SzAd: 156.14

SUB AREA

Table for sub area: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 1,486 127.580 189,582, BMT BASEMENT 828 31.890 26,409, TQS 3/4 STORY 677 127.580 86,307, WDK WOOD DECK 362 18.190 6,584, GAR GARAGE 361 36.000 12,996, STG STORAGE 190 15.000 2,850, SFL 2ND FLOOR 156 127.580 19,902, OFP OPEN PORCH 142 15.000 2,130, Net Sketched Area: 4,360 Total: 355,294, Size Ad 2318.5 Gross Area 4585 Fin Area 2319

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Table for spec features/yard items with columns: 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

PARCEL ID 134 6 0

IMAGE

AssessPro Patriot Properties, Inc



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