



**PROPERTY LOCATION**

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

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: MACLELLAN STEPHEN J  
 Owner 2: MACLELLAN PAULINE H  
 Owner 3: \_\_\_\_\_  
 Street 1: 52 BEDFORD RD  
 Street 2: \_\_\_\_\_  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y  
 Postal: 01773-2016 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: DIMANDESCU DAN P -  
 Owner 2: DIMANDESCU KATHERINE KUHNS -  
 Street 1: 52 BEDFORD RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry: \_\_\_\_\_  
 Postal: 01773-2016

**NARRATIVE DESCRIPTION**

This Parcel contains .86 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1772, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		37460.8		SQUARE FE	PRIME SITE		0	9.25	1.795	R4									621,954						622,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	756,600	12,400	0.860	622,000	1,391,000
Total Card		756,600	12,400	0.860	622,000
Total Parcel		756,600	12,400	0.860	622,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 380.54		/Parcel: 380.54	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	712,800	12400	.86	575,600	1,300,800	1,300,800	Year End Roll	10/19/2021
2021	101	FV	740,600	12400	.86	537,900	1,290,900	1,290,900	Year End Roll	10/15/2020
2020	101	FV	751,600	12400	.86	558,100	1,322,100	1,322,100	Year End Roll	9/26/2019
2019	101	FV	702,900	12400	.86	543,300	1,258,600	1,258,600	Create Final value 2019	6/4/2019
2018	101	FV	702,900	12400	.86	543,300	1,258,600	1,258,600	Year End Roll	9/28/2017
2017	101	FV	697,600	12400	.86	537,900	1,247,900	1,247,900	Year End Roll	9/29/2016
2016	101	FV	678,700	12400	.86	522,400	1,213,500	1,213,500	Year End Roll	1/14/2016
2015	101	FV	642,300	12400	.86	483,400	1,138,100	1,138,100	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIMANDESCU DAN	48689-176		12/19/2006		1,550,000	No	No			
NEIL B. MIDDLET	21211-282		6/10/1991		569,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2011	4887	FINISH B	500	C	1/5/2012			relocate washer/dr
1/9/2007	3602	RENOVATI	50,000	C				remodel bath;repa
3/1/2002	2433	ADDITION	90,000	C	6/29/2002			sec fl addi, rep w
3/8/2001	2173	MANUAL	45,000	C	6/28/2001			enlarge existing k
1/8/2001	2152	ADDITION		C	6/28/2001			foundation for kit
8/12/1997	1249	ROOF		C	3/2/1998			3/2/98 100%
5/1/1996	935-96	ROOF		C	6/13/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/7/2021	INSPECTED	5	TB
9/11/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	
5/2/2003	MEAS/EXT INS	615	
6/29/2002	MEAS/EXT INS	613	
6/28/2001	MEAS/EXT INS	613	
1/13/2001	M&L COMPLETE	613	
3/2/1998	MEAS/EXT INS	602	
1/16/1995	MEAS+INSPCTD	606	

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

Total:	621,954	SpI Credit	Total:	622,000
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### EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	2 - 2
(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:	

### BATH FEATURES

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

### OTHER FEATURES

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

### GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1772	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

### CONDO INFORMATION

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

### INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	E - EXTNSIVE		
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

### DEPRECIATION

Phys Cond:	EX - Excellent	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.0%

### CALC SUMMARY

Basic \$ / SQ:	114.00
Size Adj.:	0.92341042
Const Adj.:	1.00979996
Adj \$ / SQ:	106.300
Other Features:	123279
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	879786
Depreciation:	123170
Depreciated Total:	756616

### COMMENTS

SIMONDS-NEWHALL HSE.

### 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	RM	S:	13	BR	S:	5	Bath	S:	4	HB	1	

### REMODELING

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

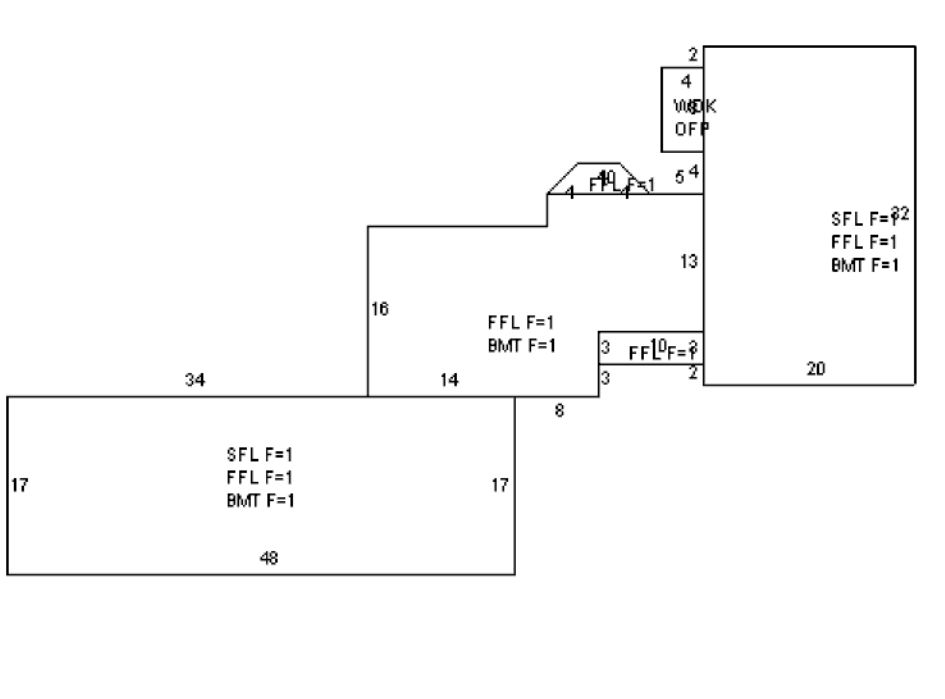
### RES BREAKDOWN

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

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1427565.283
Juris. Factor:		Before Depr:		170.08
Special Features:	0	Val/Su Net:		138.14
Final Total:	756600	Val/Su SzAd		218.67

### SKETCH



### 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
3	GARAGE	D	Y	1	576	A	GD	1950	36.00	T	40	101			12,400			12,400

### PARCEL ID 134 8 0

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,004	106.300	213,026	
BMT	BASEMENT	1,953	29.230	57,091	
SFL	2ND FLOOR	1,456	106.300	154,773	
OPF	OPEN PORCH	32	15.000	480	
WDK	WOOD DECK	32	38.000	1,216	
Net Sketched Area:		5,477	Total:	426,586	
Size Ad	3460	Gross Area	5477	FinArea	3655

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	0

### IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 12,400      Total Special Features:      Total: 12,400