134	17	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,449,900
Map	Lot	Sublot	Building	Unit	CARD	!1335!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ROSEN TR SETH I
Owner 2:	ROSEN TR LISA M
Owner 3:	LISA M ROSEN LIVING TRUST
Street 1:	53 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MOSTUE - BROOKS A
Owner 2:	MOSTUE - PATRICIA M
Street 1:	3 LEXINGTON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-2023

NARRATIVE DESCRIPTION

This Parcel contains 1.797 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1926, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 3 Baths, 0 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	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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	714,700		1.797	735,200	1,449,900
Total Card	714,700		1.797	735,200	1,449,900
Total Parcel	714,700		1.797	735,200	1,449,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.08 | /Parcel: 423.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date 01/07/22

PREVIOUS ASSESSMENT

Parcel ID: 134 17 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	618,300	0	1.797	680,300	1,298,600	1,298,600	Year End Roll	10/19/2021
2021	101	FV	578,800	0	1.797	635,800	1,214,600	1,214,600	Year End Roll	10/15/2020
2020	101	FV	573,900	0	1.797	659,700	1,233,600	1,233,600	Year End Roll	9/26/2019
2019	101	FV	520,500	0	1.797	642,200	1,162,700	1,162,700	Create Final value 2019	6/4/2019
2018	101	FV	520,500	0	1.797	642,200	1,162,700	1,162,700	Year End Roll	9/28/2017
2017	101	FV	496,200	0	1.797	635,800	1,132,000	1,132,000	Year End Roll	9/29/2016
2016	101	FV	477,400	0	1.797	617,500	1,094,900	1,094,900	Year End Roll	1/14/2016
2015	101	FV	457,700	0	1.797	685,100	1,142,800	1,142,800	Year End	10/2/2014

PRINT

Date	Time
10/18/22	19:18:17

LAST REV

Date	Time
01/07/22	09:35:11
apro	
1335	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOSTUE,BROOKS A	64649-259		12/12/2014		1,100,000	No	No			
MACKENZIE ETHEL	22746-110		12/18/1992		343,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2016	6583	RENO-ADD	50,000	C	6/20/2017			Convert a porch in
4/2/2015	6045	RENOVATI	67,000	C	5/29/2015			Amend blgd permit
1/5/2015	5986	RENOVATI	135,000	C	5/29/2015			Remove brick venee
7/16/1996	1004-96	RENOVATI	41,000	C	7/9/1997			
6/8/1995	742-95	MANUAL	250	C	6/13/1996			STEPS
6/22/1993	273	RENOVATI	10,000	C	7/9/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2022	INSPECTED	5	TB
6/20/2017	PERMIT VISIT	618	G BOURGAULT
5/29/2015	PERMIT VISIT	619	DH
7/16/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	
7/9/1997	MEAS+INSPCTD	602	
12/8/1995	MEAS+INSPCTD	606	
6/28/1994	FIELDREV CHG	600	
10/1/1987	INSPECTED	601	

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

USER DEFINED

Prior Id # 1:	45 7 0
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		78257.6		SQUARE FE	PRIME SITE		0	9.25	1.016	R4									735,165						735,200	

Total AC/HA:	1.79655	Total SF/SM:	78257.72	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	735,165	Spl Credit		Total:	735,200

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

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	7 - BRICK		
Sec Wall:			%
Roof Struct:	3 - GAMBREL		
Roof Cover:	2 - SLATE		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1926	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:	1		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	15 - HEAT PUMP		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic $ / SQ:	118.00
Size Adj.:	0.92508024
Const Adj.:	1.11290061
Adj $ / SQ:	121.484
Other Features:	93949
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	946663
Depreciation:	231932
Depreciated Total:	714730

COMMENTS

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	

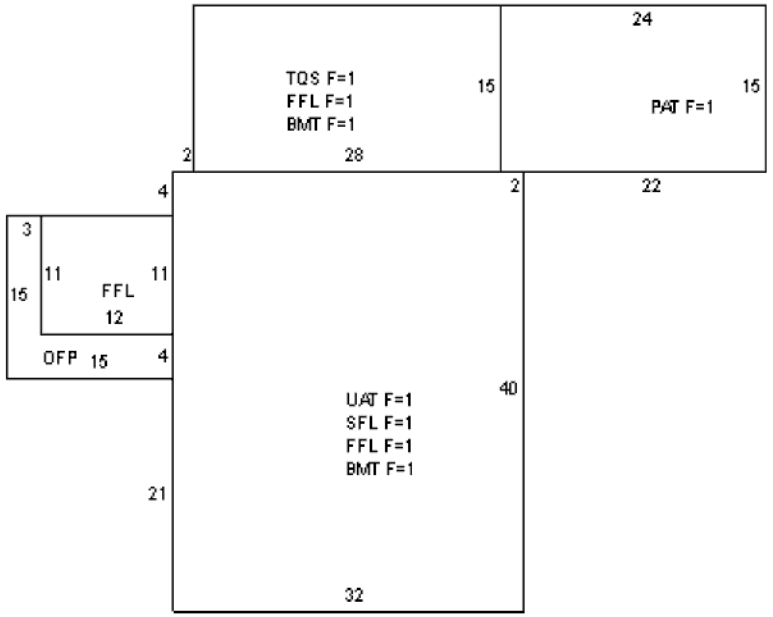
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2015
Baths:	2015
Plumbing:	
Electric:	
Heating:	2015
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 1139956.496
Juris. Factor:		Before Depr:	194.37
Special Features:	0	Val/Su Net:	123.82
Final Total:	714700	Val/Su SzAd	208.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,832	121.480	222,558
BMT	BASEMENT	1,700	30.370	51,631
SFL	2ND FLOOR	1,280	121.480	155,499
PAT	PATIO	360	14.000	5,040
TQS	3/4 STORY	315	121.480	38,267
UAT	UNF ATTIC	192	121.480	23,325
OFP	OPEN PORCH	93	15.000	1,395
	Net Sketched Area:	5,772	Total:	497,715
Size Ad	3427	Gross Area	6965	FinArea 3427

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

134 17 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	