



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FIRST PARISH CHURCH OF LINCOLN
Owner 2:	
Owner 3:	
Street 1:	14 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as CHURCH with a(n) CHURCH/SYN Building Built about 1892, Having Primarily STONE Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
906	CHURCH		60984.001		SQUARE FE	PRIME SITE		0	10.5	1.218	R5									780,100						780,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
906	2,540,900	1,200	1.400	780,100	3,322,200
Total Card		2,540,900	1,200	1.400	780,100
Total Parcel		2,540,900	1,200	1.400	780,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 411.57		/Parcel: 411.57	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	906	FV	2,155,400	1200	1.4	713,200	2,869,800	2,869,800	Year End Roll	10/19/2021
2021	906	FV	2,263,100	1200	1.4	743,000	3,007,300	3,007,300	Year End Roll	10/15/2020
2020	906	FV	2,426,000	1200	1.4	743,000	3,170,200	3,170,200	Year End Roll	9/26/2019
2019	906	FV	2,405,400	1200	1.4	740,000	3,146,600	3,146,600	Create Final value 2019	6/4/2019
2018	906	FV	2,405,400	1200	1.4	740,000	3,146,600	3,146,600	Year End Roll	9/28/2017
2017	906	FV	2,122,600	1200	1.4	740,000	2,863,800	2,863,800	Year End Roll	9/29/2016
2016	906	FV	2,043,900	1200	1.4	691,700	2,736,800	2,736,800	Year End Roll	1/14/2016
2015	906	FV	1,936,200	1200	1.4	640,400	2,577,800	2,577,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	7822-199		11/2/1951			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/10/2020	C-20-0003	ROOF	59,000	C				Strip & re-roof th
9/19/2019	R-19-0148	SOLAR PA	54,726	C	1/8/2019			Install 77 roof mo
10/4/2018	7219	RENOVATI	65,508	C	1/29/2019			Renovate 2 lower l
8/10/2016	6529	ROOF	22,000	C				Strip & re-roof wh
5/18/2012	5040	RENOVATI		C				change of use-oper
9/1/2011	4843	KITCHEN	100,000	C	11/22/2011			interior reno to e
6/24/2004	2965	MANUAL	19,298	C				trellis & entryway
7/23/1997	1237	RENOVATI	50,000	C	3/25/1998			3/25/98 100%
9/7/1994	559-94	RENOVATI	20,000	C	7/1/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/1998	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.40000	Total SF/SM:	60984.00	Parcel LUC:	906 CHURCH	Prime NB Desc:	RES CAT 5	Total:	780,100	SpI Credit:		Total:	780,100
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EXTERIOR INFORMATION

Type:	46 - CHURCH/SYN	
Sty Ht:	2 - 2	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	9 - STONE	
Sec Wall:		%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

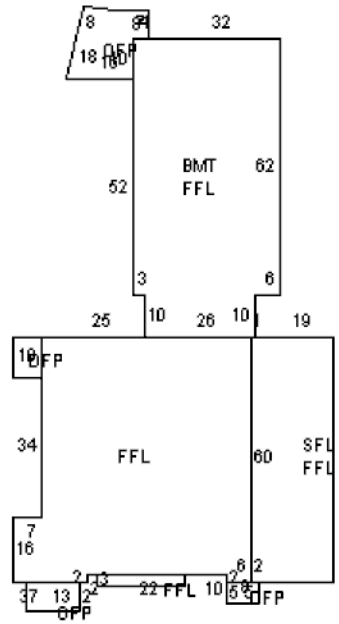
BATH FEATURES

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

COMMENTS

PARISH HOUSE 3/25/98 REMODEL NURSERY SCHOOL CONGREGATIONAL CHURCH/STONE CHURCH.

SKETCH



GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1892	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

RESIDENTIAL GRID

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

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	5 - LINO/VINYL	
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	5 - STEAM	
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

DEPRECIATION

Phys Cond:	VG - Very Good	10.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		10.5%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic \$ / SQ:	192.00
Size Adj.:	0.80000001
Const Adj.:	1.03890598
Adj \$ / SQ:	159.576
Other Features:	24500
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2839014
Depreciation:	298096
Depreciated Total:	2540917

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

144 1 0			
Appr Value	JCod	JFact	Juris. Value
1,200			1,200

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	6,872	159.580	1,096,606	
BMT	BASEMENT	2,502	39.890	99,815	
SFL	2ND FLOOR	1,200	159.580	191,491	
OFP	OPEN PORCH	473	15.000	7,095	
Net Sketched Area:		11,047	Total:		
Size Ad	8072	Gross Area	13223	FinArea	8072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
85	PAVING	D	Y	1	4500	A	AV	1892	0.90	T	70	906			1,200			1,200

IMAGE

AssessPro Patriot Properties, Inc

