



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CLARKE BRUCE E
Owner 2:	CLARKE KAREN J A
Owner 3:	
Street 1:	23 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	LINTOTT JAMES W TR -
Owner 2:	23 BEDFORD RD NOMINEE TRUST -
Street 1:	C/O BRUCE AND KAREN CLARKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 6.248 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1860, Having Primarily STUCCO Exterior and MEMBRANE Roof Cover, with 1 Units, 5 Baths, 3 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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	12.25	1.000	R6									980,000						980,000	
101	ONE FAM		3.959		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									118,770						118,800	
101	ONE FAM		0.452		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R6									2,712						2,700	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,761,600	13,000	6.248	1,101,500	2,876,100
Total Card		1,761,600	13,000	6.248	2,876,100
Total Parcel		1,964,800	13,000	6.248	3,079,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 308.25		/Parcel: 271.23	

Legal Description
See Conservation Restriction Bk 44028/Pg 19
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/06/21

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,825,600	18300	6.248	1,043,100	2,887,000	2,887,000	Year End Roll	10/19/2021
2021	101	FV	1,931,300	18300	6.248	1,081,500	3,031,100	3,031,100	Year End Roll	10/15/2020
2020	101	FV	1,999,400	18300	6.248	1,041,500	3,059,200	3,059,200	Year End Roll	9/26/2019
2019	101	FV	2,094,200	18300	6.248	1,016,700	3,129,200	3,129,200	Create Final value 2019	6/4/2019
2018	101	FV	2,094,200	18300	6.248	1,016,700	3,129,200	3,129,200	Year End Roll	9/28/2017
2017	101	FV	1,994,500	18300	6.248	1,016,700	3,029,500	3,029,500	Year End Roll	9/29/2016
2016	101	FV	1,972,100	18300	6.248	990,300	2,980,700	2,980,700	Year End Roll	1/14/2016
2015	101	FV	1,953,000	18300	6.248	926,300	2,897,600	2,897,600	Year End	10/2/2014

Parcel ID 134 28 0

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINTOTT JAMES W	49057-34		2/28/2007	CHD>SALE	2,107,085	No	No			
HECK STANLEY,	44028-19		11/2/2004		2,200,000	No	No			
MARY HIGBEE HEC	14531-461		2/4/1982	FAMILY		No	No			

**TAX DISTRICT**

**PAT ACCT.**

PRINT	Date	Time
	10/18/22	19:40:33
LAST REV	Date	Time
	12/06/21	14:42:44
apro		
1465		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2012	5188	WOOD STO		C				install a wood sto
4/4/2012	5011	MANUAL	15,000	C	6/11/2012			install solar phot
5/3/2011	4709	RENO-BAR	20,000	C	6/11/2012			add wind to rear o
11/9/2009	4325	RENOVATI	4,000	C	7/28/2010			addition work unde
9/23/2009	4280	RENOVATI	6,000	C	7/28/2010			renovate inside po
5/14/2009	4179	RENOVATI	6,000	C	7/28/2010			partial reno of bt
11/17/2008	4095	MANUAL	150,000	C	4/21/2009			additional fee for
7/15/2008	3994	POOL	40,000	C	7/28/2010			remove steel pool
6/5/2007	3698	RENOVATI	1,500,000	C	7/28/2010			demo kitch&bedwing
3/30/2007	3639	DEMOLITI		C				demo sturcture nor

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/6/2021	INSPECTED	5	TB
6/11/2012	MEAS+INSPCTD	25	D ERSKINE
7/28/2010	MEAS+INSPCTD	25	D ERSKINE
4/21/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	MEAS+INSPCTD	100	
6/28/2007	MEAS/EXT INS	100	
6/17/2003	MEAS/EXT INS	615	
2/9/2001	M&L COMPLETE	610	
1/27/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	10	- ECLECTIC
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	3 - BRK OR STN	
Frame:	1 - WOOD	
Prime Wall:	6 - STUCCO	
Sec Wall:	9 - STONE	6%
Roof Struct:	4 - FLAT	
Roof Cover:	11 - MEMBRANE	
Color:		
View / Desir:		

### GENERAL INFORMATION

Grade:	AA - SUPERB	
Year Blt:	1860	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		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:		
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

### 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
12	POOL I-G	D	Y	1	800	A	AV	2008	22.00	T	40	101			10,600			10,600
2	SHED/FR	D	Y	1	17x15	G	AV	2002	18.75	T	50	101			2,400			2,400

More: N	Total Yard Items: 13,000	Total Special Features:	Total: 13,000
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### BATH FEATURES

Full Bath:	5	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	3	Rating: AVERAGE
A HBth:		Rating:
OthrFix:	4	Rating: AVERAGE

### OTHER FEATURES

Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Frpl:	1	Rating: AVERAGE
WSFlue:		Rating:

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	EX - Excellent	14%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		14%

### CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	0.83995503
Const Adj.:	0.95374590
Adj \$ / SQ:	80.110
Other Features:	87766
Grade Factor:	2.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2048417
Depreciation:	286778
Depreciated Total:	1761638

### COMMENTS

HOUSE ANGLED PEIRCE-ROPES-HECK HSE & BARN;ONE BATH IN BARN.

### 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:	10	BR:	4	Bath:	5	HB:	3				

### REMODELING

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

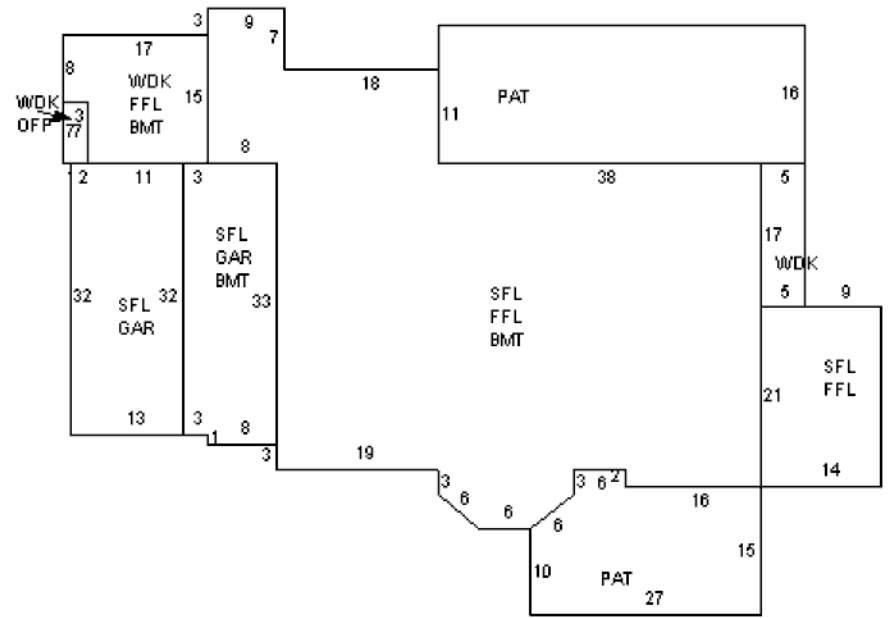
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	3712417.204	
Juris. Factor:	Before Depr:	208.29		
Special Features: 0	Val/Su Net:	146.47		
Final Total:	1761600	Val/Su SzAd:	264.11	

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	3,606	80.110	288,878	
BMT	BASEMENT	3,130	37.050	115,970	
FFL	1ST FLOOR	3,064	80.110	245,458	
PAT	PATIO	1,090	14.000	15,260	
GAR	GARAGE	776	36.000	27,936	
WDK	WOOD DECK	340	18.440	6,270	
OPF	OPEN PORCH	21	15.000	315	
Net Sketched Area:		12,027	Total:	700,087	
Size Ad	6670	Gross Area	12027	FinArea	9331

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

### IMAGE



*AssessPro* Patriot Properties, Inc

### PARCEL ID 134 28 0