



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WEBSTER ERIC T
Owner 2:	WEBSTER JOSEPH
Owner 3:	
Street 1:	19 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 2.4 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1844, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		0		NO UNITS	NOLAND		0	0.	0.000	R5																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	484,800		0.000		484,800
Total Card		484,800	0.000		484,800
Total Parcel		1,264,800	19,800	2,400	848,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 224.86		/Parcel: 284.57	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/29/2006	MEAS/EXT INS	50	
10/13/1995	ENTRY DENIED	606	

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

**PRINT**  
 Date Time  
 10/18/22 19:41:04

**LAST REV**  
 Date Time  
 12/06/21 14:32:10

apro  
 1466

**USER DEFINED**

Prior Id # 1: 53 13 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:

### EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 2
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:	

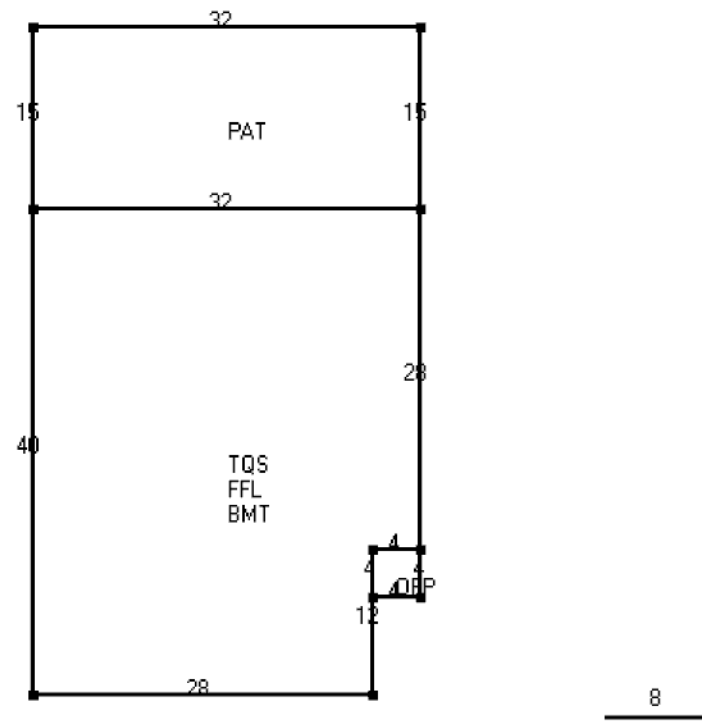
### BATH FEATURES

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

### COMMENTS

SEC 14 APARTMENT WESTON-BEMIS HOUSE.

### SKETCH



### GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1844	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:	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	4	BR	1	Bath	1	HB	1				

### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	2 - SOFTWOO
Bsmnt Flr:	

### DEPRECIATION

Phys Cond:	VG - Very Good	17.5%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.5%

### REMODELING

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

### RES BREAKDOWN

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

### INTERIOR INFORMATION

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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

### CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.02829313
Const Adj.:	1.00979996
Adj \$ / SQ:	129.796
Other Features:	40500
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	587645
Depreciation:	102838
Depreciated Total:	484807

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	207.67	
Special Features:	0	Val/Su Net:	124.82	
Final Total:	484800	Val/Su SzAd:	224.86	

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,232	32.450	39,977	
FFL	1ST FLOOR	1,232	129.800	159,909	
TQS	3/4 STORY	924	129.800	119,932	
PAT	PATIO	480	14.000	6,720	
OFP	OPEN PORCH	16	15.000	240	
Net Sketched Area:		3,884	Total:	326,778	
Size Ad	2156	Gross Area	4192	FinArea	2156

### 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	

### PARCEL ID 144 3 0

### IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total: