



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLLISTER J SALLY BOSTON
Owner 2:	
Owner 3:	
Street 1:	139 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	HOLLISTER WALTER M -
Owner 2:	HOLLISTER J SALLY -
Street 1:	139 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1951, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	777,000	200	2.200	770,900	1,548,100	
Total Card		777,000	200	2.200	770,900	1,548,100
Total Parcel		777,000	200	2.200	770,900	1,548,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 205.83		/Parcel: 205.83		

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
12/08/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	669,900	200	2.2	710,900	1,381,000	1,381,000	Year end	11/3/2022
2022	101	FV	574,500	200	2.2	643,700	1,218,400	1,218,400	Year End Roll	10/19/2021
2021	101	FV	544,800	200	2.2	570,900	1,115,900	1,115,900	Year End Roll	10/15/2020
2020	101	FV	479,700	200	2.2	570,900	1,050,800	1,050,800	Year End Roll	9/26/2019
2019	101	FV	464,600	200	2.2	553,300	1,018,100	1,018,100	Create Final value 2019	6/4/2019
2018	101	FV	464,600	200	2.2	553,300	1,018,100	1,018,100	Year End Roll	9/28/2017
2017	101	FV	454,600	200	2.2	522,900	977,700	977,700	Year End Roll	9/29/2016
2016	101	FV	454,600	200	2.2	507,700	962,500	962,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLLISTER WALTE	34851-184		2/19/2002	CONVENIENC		1	No	No		
	10337-55		8/19/1963		32,000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/30/2023	R-23-0134	SHED	5,000	C				Remove & replace 8
1/10/2022	R-22-0006	BATH	29,507	O	4/25/2022			Bathroom remodel o
10/13/2020	R-20-0181	ROOF	16,200	C	10/28/2020			
7/24/1997	1240	ADDITION	240,000	C	3/28/1998			3/28/98 75%

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/27/1999	MEAS+INSPECTD	602	
3/28/1998	MEAS+INSPECTD	602	
11/6/1995	MEAS+INSPECTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	2	-	2
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	2	-	CLAPBOARD
Sec Wall:			
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+	-	AVG. (+)
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	3	-	FORCED H/W
# Heat Sys:	1		
% Heated:	100	% AC:	0
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
2	SHED/FR	D	Y	1	48	A	AV	1951	15.00	T	70	101			200			200
More: N																		

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	-	Good	24.0	%
Functional:					
Economic:					
Special:					
Override:					
Total:				24.5	%

CALC SUMMARY

Basic \$ / SQ:	146.00
Size Adj.:	0.85849911
Const Adj.:	1.01999998
Adj \$ / SQ:	127.848
Other Features:	56500
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1029132
Depreciation:	252137
Depreciated Total:	776994

COMMENTS

9/16/13 sketch error-corrections made.

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	9	BR	5	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1998

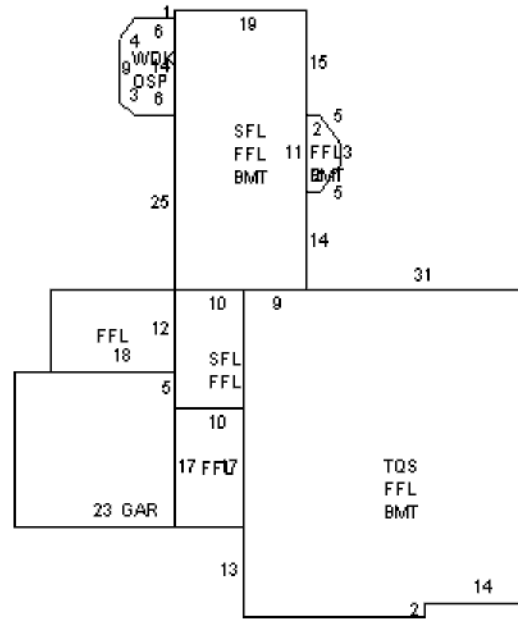
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val: 873285.5130				
Juris. Factor:		Before Depr:		140.63
Special Features:		Val/Su Net:		87.25
Final Total:		Val/Su SzAd:		140.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,211	127.850	410,519	
BMT	BASEMENT	2,655	55.930	148,503	
TQS	3/4 STORY	1,389	127.850	177,580	
SFL	2ND FLOOR	930	127.850	118,898	
GAR	GARAGE	506	36.000	18,216	
OSP	SCRN PORCH	107	22.500	2,408	
WDK	WOOD DECK	107	27.570	2,950	
Net Sketched Area:		8,905	Total:	879,074	
Size Ad	5530	Gross Area	9368	FinArea	7521

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	0

IMAGE

