



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOOD JOANNE S
Owner 2:	
Owner 3:	
Street 1:	106 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WOOD JOANNE S -
Owner 2:	TROMBADORE MATTHEW P -
Street 1:	134 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 1.23 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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:						
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		53578		SQUARE FE	PRIME SITE		0	8.5	1.345	R2									612,624						612,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	640,900		1.230	612,600	1,253,500
Total Card		640,900	1.230	612,600	1,253,500
Total Parcel		732,700	1.230	612,600	1,345,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 472.04		/Parcel: 506.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	655,000	0	1.23	576,600	1,231,600	1,231,600	Year end	11/3/2022
2022	101	FV	589,600	0	1.23	522,500	1,112,100	1,112,100	Year End Roll	10/19/2021
2021	101	FV	565,200	0	1.23	450,500	1,015,700	1,015,700	Year End Roll	10/15/2020
2020	101	FV	523,000	0	1.23	457,700	980,700	980,700	Year End Roll	9/26/2019
2019	101	FV	495,700	0	1.23	442,500	938,200	938,200	Create Final value 2019	6/4/2019
2018	101	FV	495,700	0	1.23	442,500	938,200	938,200	Year End Roll	9/28/2017
2017	101	FV	478,800	0	1.23	429,600	908,400	908,400	Year End Roll	9/29/2016
2016	101	FV	468,700	0	1.23	429,600	898,300	898,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WOOD JOANNE S,	33361-535		7/31/2001	CONVENIENC		1	No	No		
WARD WALTER B T	22687-333		12/4/1992		227,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/5/1996	1035-96	FENCE		C	6/9/1997			3/28/98 100%
9/5/1996	1034-96	GARAGE	15,000	C	6/9/1997			40% 3/28/98 100%
12/1/1992	178	RENOVATI	15,000	C	12/9/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/2/2002	M&L COMPLETE	615	
1/21/1999	ENTRY DENIED	600	
3/28/1998	MEAS/EXT INS	602	
6/9/1997	MEAS/EXT INS	602	
11/6/1995	MEAS/EXT INS	607	
6/14/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.22998	Total SF/SM:	53577.93	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	612,624	SpI Credit		Total:	612,600
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EXTERIOR INFORMATION

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

BATH FEATURES

Table with bath features: Full Bath: 2 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

abaement inspection entry denied fy99 1.21.99.

RESIDENTIAL GRID

Table with residential grid details: 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: 6 BRs: 3 Baths: 2 HB 1

OTHER FEATURES

Table with other features: Kits: 1 Rating: VERY GOOD, A Kits: Rating: , Frpl: 2 Rating: AVERAGE, WSFlue: Rating:

GENERAL INFORMATION

Table with general info: Grade: B+ - GOOD (+), Year Blt: 1953 Eff Yr Blt: , Alt LUC: Alt %: , Jurisdct: Fact: ., Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

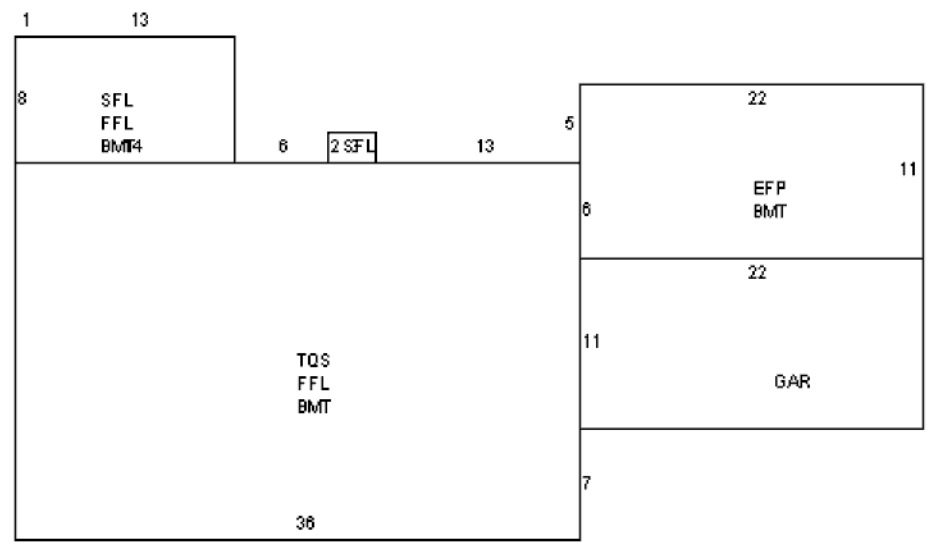
REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 6 3, Totals 1 6 3

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 2 - SOFTWOO 50%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100 % AC: , Solar HW: NO Central Vac: NO, % Com Wal: 0 % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good 17.2%, Functional: %, Economic: %, Special: %, Override: , Total: 17.2%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 146.00, Size Adj.: 1.09443164, Const Adj.: 1.01999998, Adj \$ / SQ: 162.983, Other Features: 77000, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 774080, Depreciation: 133142, Depreciated Total: 640938

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val 340019.4656, Juris. Factor: Before Depr: 260.77, Special Features: 0 Val/Su Net: 186.09, Final Total: 640900 Val/Su SzAd: 367.91

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, BMT BASEMENT 1,218 86.580 105,460, FFL 1ST FLOOR 976 162.980 159,071, TQS 3/4 STORY 648 162.980 105,613, EFP ENCL PORCH 242 36.000 8,712, GAR GARAGE 242 36.000 8,712, SFL 2ND FLOOR 118 162.980 19,232, Net Sketched Area: 3,444 Total: 406,800, Size Ad 1742 Gross Area 3660 FinArea 2656

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 FLA 75 A 0

SPEC FEATURES/YARD ITEMS

Table with 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

119 22 0

IMAGE

