



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YOUNG ANNE		
Owner 2:			
Owner 3:			
Street 1:	41 BEDFORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-2014	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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:				Topo		
D				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	12.4	1.000	R5									992,000						992,000	
101	ONE FAM		0.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									16,890						16,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,007,500	8,800	2.400	1,008,900	2,025,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 436.47						/Parcel: 436.47	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	861,900	8800	2.4	856,900	1,727,600	1,727,600	Year end	11/3/2022
2022	101	FV	740,600	12500	2.4	784,900	1,538,000	1,538,000	Year End Roll	10/19/2021
2021	101	FV	790,600	12500	2.4	816,900	1,620,000	1,620,000	Year End Roll	10/15/2020
2020	101	FV	801,900	12500	2.4	816,900	1,631,300	1,631,300	Year End Roll	9/26/2019
2019	101	FV	807,400	12500	2.4	813,700	1,633,600	1,633,600	Create Final value 2019	6/4/2019
2018	101	FV	807,400	12500	2.4	813,700	1,633,600	1,633,600	Year End Roll	9/28/2017
2017	101	FV	765,900	12500	2.4	813,700	1,592,100	1,592,100	Year End Roll	9/29/2016
2016	101	FV	751,500	12500	2.4	761,700	1,525,700	1,525,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERT C. WOOD	13251-102		8/1/1977		139,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/19/2022	MEC-22-0010	MECHANIC	48,630	C				install air handle
9/17/2009	4273	WDK	6,500	C				replace rotted pos
4/16/2009	4152	ROOF		C				strip & re-roof ma
9/28/2005	3281	ROOF		C				
9/10/1998	1515	RENOVATI	92,000	C	3/24/1999			apartment into exe

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	5	TB
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
3/24/1999	MEAS+INSPCTD	602	
1/27/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
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:	

GENERAL INFORMATION

Grade:	A- - V GOOD-
Year Blt:	1780
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:	2 - SOFTWOOD
Sec Floors:	15 - CARPET 50%
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
27	TENNIS C	D	Y	1	100x55	A	AV	1980	4.09	T	70	101			6,800			6,800
95	SAUNA	D	Y	1	6X6	G	AV	1999	137.50	T	60	101			2,000			2,000

More: N Total Yard Items: 8,800 Total Special Features: Total: 8,800

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:	4	Rating:	AVERAGE

OTHER FEATURES

Kits:	2	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	3	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	140.00
Size Adj.:	0.87931037
Const Adj.:	0.99989998
Adj \$ / SQ:	123.091
Other Features:	113624
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1334373
Depreciation:	326921
Depreciated Total:	1007451

COMMENTS

SEC 14 ACC APT.

RESIDENTIAL GRID

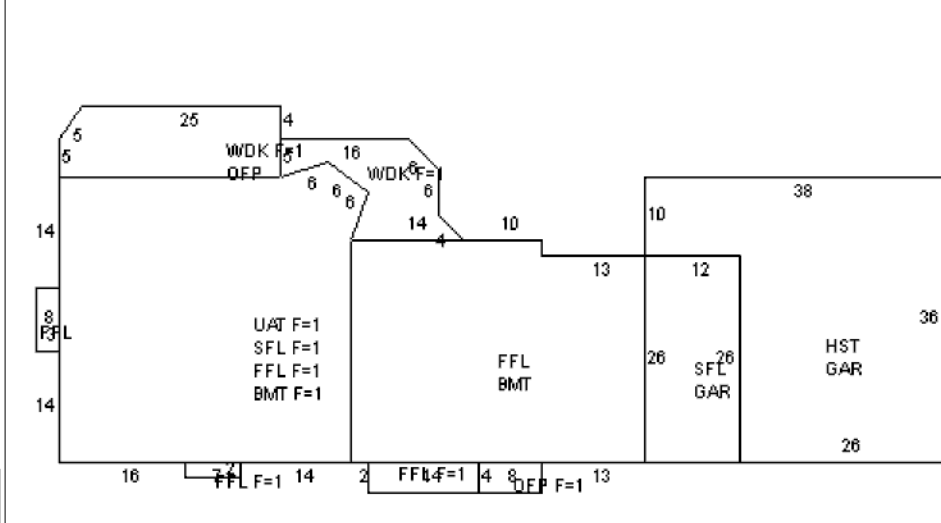
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RMss:	13	BRs:	5	Baths:	3	HB	1					

REMODELING RES BREAKDOWN

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
No Unit	RMS	BRS	FL
1	13	5	
1	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	1590116.977	
Juris. Factor:	Before Depr:			209.25
Special Features:	0	Val/Su Net:		136.61
Final Total:	1007500	Val/Su SzAd:		217.13

SKETCH

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	1ST FLOOR	2,452	123.090	301,819	BMT	20				0
SFL	2ND FLOOR	1,660	123.090	204,331						
GAR	GARAGE	1,368	36.000	49,248						
HST	HALF STORY	528	123.090	64,992						
BMT	BASEMENT	472	30.770	14,512						
WDK	WOOD DECK	415	17.680	7,339						
OPF	OPEN PORCH	278	15.000	4,170						
UAT	UNF ATTIC	202	123.090	24,889						
Net Sketched Area:		7,375	Total:	671,300						
Size Ad	4640	Gross Area	10935	FinArea	4640					

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,452	123.090	301,819	
SFL	2ND FLOOR	1,660	123.090	204,331	
GAR	GARAGE	1,368	36.000	49,248	
HST	HALF STORY	528	123.090	64,992	
BMT	BASEMENT	472	30.770	14,512	
WDK	WOOD DECK	415	17.680	7,339	
OPF	OPEN PORCH	278	15.000	4,170	
UAT	UNF ATTIC	202	123.090	24,889	
Net Sketched Area:		7,375	Total:	671,300	
Size Ad	4640	Gross Area	10935	FinArea	4640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	20				0

IMAGE

AssessPro Patriot Properties, Inc