Map	Lot	Sublot	Building	Unit	CARD
114	4	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,848,700	/	1,848,700
USE VALUE:	1,848,700	/	1,848,700
ASSESSED:	1,848,700	/	1,848,700

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ALBERT JR RICHARD M
Owner 2:	
Owner 3:	
Street 1:	190 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WELCH TR - VERNON F
Owner 2:	-
Street 1:	190 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2016, having primarily CLAPBOARD Exterior and 3852 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	1,210,000	41,700	597,000	1,848,700
Total Card	0.930	1,210,000	41,700	597,000	1,848,700
Total Parcel	0.930	1,210,000	41,700	597,000	1,848,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.93 | /Parcel: 479.93

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 12/09/21

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 114 4 0

!830!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,176,000	38900	.93	590,900	1,805,800		Year End Roll	12/2/2024
2024	101	FV	1,132,000	38900	.93	579,300	1,750,200		Year end	11/9/2023
2023	101	FV	1,124,400	38900	.93	545,200	1,708,500	1,708,500	Year end	11/3/2022
2022	101	FV	1,022,900	900	.93	494,100	1,517,900	1,517,900	Year End Roll	10/19/2021
2021	101	FV	1,008,600	900	.93	426,000	1,435,500	1,435,500	Year End Roll	10/15/2020
2020	101	FV	1,048,100	900	.93	432,800	1,481,800	1,481,800	Year End Roll	9/26/2019
2019	101	FV	1,019,300	900	.93	418,500	1,438,700	1,438,700	Create Final va	6/4/2019
2018	101	FV	1,019,300	900	.93	418,500	1,438,700	1,438,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:20:15

LAST REV

Date	Time
01/07/22	13:08:04

apro

USER DEFINED

Prior Id # 1:	17 1 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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 830

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WELCH TR,VERNON	63299-560		2/24/2014	CHD>SALE	450,000	No	No		
WELCH, VERNON F	20660-537		7/18/1990	FAMILY		No	No		Leatrice Welch death cert Bk63299 pg555

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2015	6078	NEW HOME	300,000	C	9/27/2017			Construct new sing
1/20/2015	6001	DEMOLITI	15,000	C	5/29/2015			Demolish existing
7/22/2013	5482	DEMOLITI	14,000	C				demo interior only

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
6/16/2016	PERMIT VISIT	618	G BOURGAULT
5/29/2015	PERMIT VISIT	619	DH
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
10/17/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40510		SQUARE FE	PRIME SITE		0	8.76	1.68	R2									597,022						597,000	

Total AC/HA:	0.92998	Total SF/SM:	40510	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	597,022	Spl Credit
Total:	597,000										

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	1 - WOOD SHI	40	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

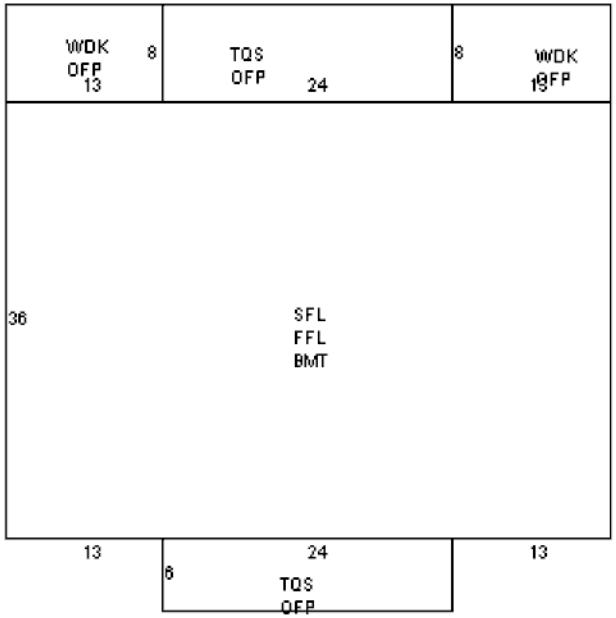
Full Bath	4	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	2	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	GOOD
WSFlue:		Rating:	

COMMENTS

SKETCH



Sum Area By Label :
SFL = 1800
FFL = 1800
BMT = 1800
TQS = 336
OFP = 544
WDK = 208

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	2016	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	RMs:	6	BRs:	3	Baths:	4	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:			%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:	3		
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

DEPRECIATION

Phys Cond:	GD - Good	2.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.1	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.90576327
Const Adj.:	0.99959999
Adj $ / SQ:	116.797
Other Features:	102098
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1235970
Depreciation:	25955
Depreciated Total:	1210015

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	457642.7698

Juris. Factor:		Before Depr:	233.59
Special Features:	0	Val/Su Net:	188.94
Final Total:	1210000	Val/Su SzAd	314.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,800	29.200	52,559
FFL	1ST FLOOR	1,800	116.800	210,234
SFL	2ND FLOOR	1,800	116.800	210,234
OFP	OPEN PORCH	544	16.050	8,731
TQS	3/4 STORY	252	116.800	29,433
WDK	WOOD DECK	208	22.580	4,696

Net Sketched Area:	6,404			Total:	515,887
Size Ad	3852	Gross Area	6488	FinArea	3852

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

114 4 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	120	A	AV	1953	16.05	T	70	101			600			600
2	SHED/FR	D	Y	1	48	A	AV	1953	16.05	T	70	101			200			200
2	SHED/FR	D	Y	1	48	A	AV	1953	16.05	T	70	101			200			200
22	WOOD DK	D	Y	1	3456	A	AV	2017	15.69	T	25	101			40,700			40,700

More:	N	Total Yard Items:	41,700	Total Special Featues:		Total:	41,700