Map	Lot	Sublot	Building	Unit	CARD
113	70	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	853,500	/	853,500
USE VALUE:	853,500	/	853,500
ASSESSED:	853,500	/	853,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BRIERE LAUREN
Owner 2:	
Owner 3:	
Street 1:	165 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FONG TR - COLLEEN
Owner 2:	-
Street 1:	17 ARBOR LANE
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1949, having primarily BRICK VENR Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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	1.200	223,600	2,000	627,900	853,500
Total Card	1.200	223,600	2,000	627,900	853,500
Total Parcel	1.200	223,600	2,000	627,900	853,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 635.04 | /Parcel: 635.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date 12/08/21

!834!

PREVIOUS ASSESSMENT

Parcel ID 113 70 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	209,800	600	1.2	621,500	831,900		Year End Roll	12/2/2024
2024	101	FV	208,500	600	1.2	609,300	818,400		Year end	11/9/2023
2023	101	FV	181,200	600	1.2	573,500	755,300	755,300	Year end	11/3/2022
2022	101	FV	162,200	800	1.2	519,700	682,700	682,700	Year End Roll	10/19/2021
2021	101	FV	151,800	800	1.2	448,000	600,600	600,600	Year End Roll	10/15/2020
2020	101	FV	134,900	800	1.2	455,200	590,900	590,900	Year End Roll	9/26/2019
2019	101	FV	131,000	800	1.2	440,100	571,900	571,900	Create Final va	6/4/2019
2018	101	FV	131,000	800	1.2	440,100	571,900	571,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:20:42

LAST REV

Date	Time
07/22/25	13:42:30

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 834

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FONG TR,COLLEEN	81214-455		1/31/2023		763,000	No	No		
FONG,PEGGY	69214-424		5/1/2017	FAMILY	99	No	No		
DANIELS,BRIEN B	68255-77		10/21/2016		550,000	No	No		
DANIELS,CLAIRE	64379-540		10/17/2014	CONVENIENC	1	No	No		
MANNING CATHERI	24018-369		12/10/1993	FAMILY	1	No	No		TRANS DAUGHTER
MANNING, EST JO	10931-156		9/1/1965	FAMILY		No	No		

USER DEFINED

Prior Id # 1:	17 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:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2025	R-25-144	ROOF	10,604	C				
6/25/2025	R-25-136	SOLAR PA	21,914	C				
3/10/2025	R-25-0047	SHED	5,616	O				New 10x14 Shed
4/2/2024	R-24-0057	SIDING	22,144	C				Replace siding w/
6/21/2023	R-23-0151	INSULATI	6,000	C	6/21/2023			Insulation work -
11/3/2021	R-21-0255	WEATHERI	8,000	C	2/14/2022			Weatherization/air
5/16/2012	5037	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
9/18/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
1/19/1996	MEAS+INSPCTD	606	

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		52272		SQUARE FE	PRIME SITE		0	8.76	1.37	R2									627,931						627,900	

Total AC/HA:	1.20000	Total SF/SM:	52272	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	627,931	Spl Credit		Total:	627,900

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	8 - BRICK VENR		
Sec Wall:	3 - ALUMINUM	50	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

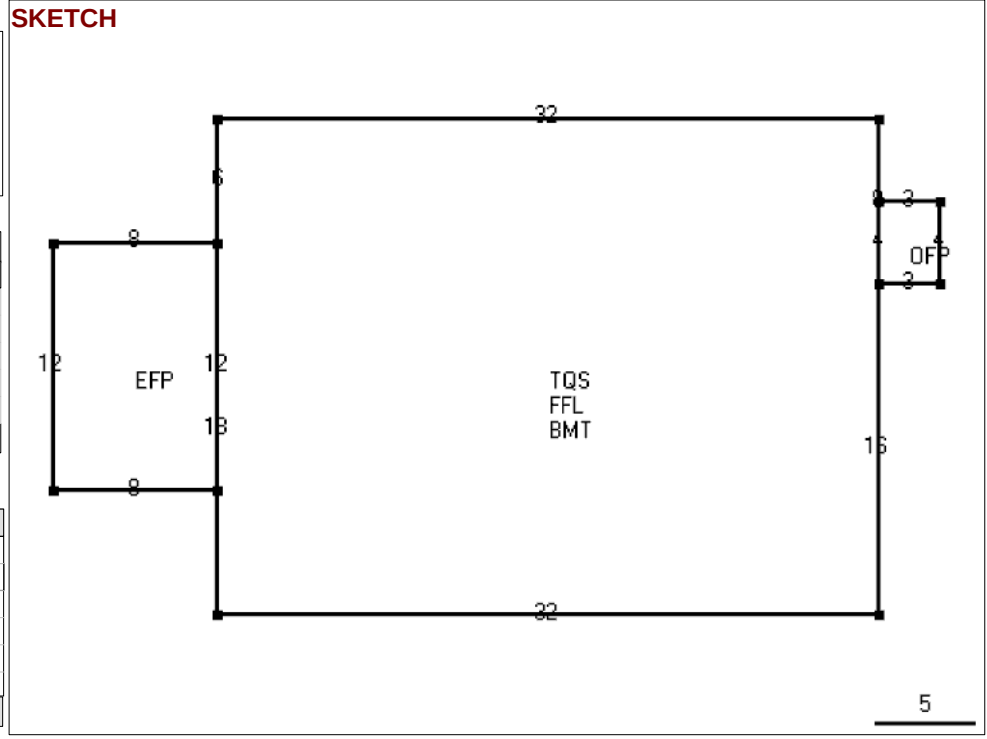
Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

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

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1949	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:	7	BRs:	3	Baths:	2	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

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

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	158.00
Size Adj.:	1.19642854
Const Adj.:	1.04039991
Adj $ / SQ:	196.673
Other Features:	38000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343980
Depreciation:	120393
Depreciated Total:	223587

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	498942.3694

Juris. Factor:		Before Depr:	196.67
Special Features:	0	Val/Su Net:	100.72
Final Total:	223600	Val/Su SzAd	166.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	768	49.170	37,761
FFL	1ST FLOOR	768	196.670	151,045
TQS	3/4 STORY	576	196.670	113,283
EFP	ENCL PORCH	96	38.520	3,698
OFP	OPEN PORCH	12	16.050	193

Net Sketched Area:	2,220			Total:	305,980
Size Ad	1344	Gross Area	2412	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113 70 0

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	10X14	A	GD	2025	16.05	T	10	101			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:	
Total:	2,000				

IMAGE

AssessPro Patriot Properties, Inc