

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHERRER RITA LYNN	
Owner 2:	KERR KIMBERLY	
Owner 3:		
Street 1:	158 BEDFORD RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1511	Type:

PREVIOUS OWNER

Owner 1:	KALISCH - NORRIS LINDSAY	
Owner 2:	KALISCH - CHRISTOPHER	
Street 1:	158 BEDFORD RD	
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1511	Type:

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1900, having primarily ALUMINUM Exterior and 1946 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 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

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		40075		SQUARE FE	PRIME SITE		0	8.76	1.70	R2									595,877						595,900	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	595,877	SpI Credit	Total:	595,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	401,700	8,900	595,900	1,006,500
Total Card	0.920	401,700	8,900	595,900	1,006,500
Total Parcel	0.920	401,700	8,900	595,900	1,006,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		517.35	/Parcel: 517.35

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	377,900	8300	.92	589,800	976,000		Year End Roll	12/2/2024
2024	101	FV	375,800	8300	.92	578,200	962,300		Year end	11/9/2023
2023	101	FV	329,500	8300	.92	544,200	882,000	882,000	Year end	11/3/2022
2022	101	FV	191,100	11500	.92	493,200	695,800	695,800	Year End Roll	10/19/2021
2021	101	FV	179,300	11500	.92	425,100	615,900	615,900	Year End Roll	10/15/2020
2020	101	FV	160,100	11500	.92	431,900	603,500	603,500	Year End Roll	9/26/2019
2019	101	FV	155,600	11500	.92	417,700	584,800	584,800	Create Final va	6/4/2019
2018	101	FV	155,600	11500	.92	417,700	584,800	584,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALISCH,NORRIS	78341-379		7/28/2021		993,000	No	No		
NORRIS LINDSAY,	46299-484		10/18/2005	CONVENIENC	99	No	No		
JOHN MCKENNA	20888-150		11/29/1990		168,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2011	4842	RENO-ADD	42,000	C	6/11/2012			add 2nd floor &fro
10/1/1993	358	RENOVATI	5,000	C	12/7/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2022	INFO FR MLS	625	J Frank
12/8/2021	INSPECTED	5	TB
6/25/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2012	MEAS+INSPCTD	25	D ERSKINE
10/28/2011	VISITED	25	D ERSKINE
4/30/2005	M&L COMPLETE	615	
11/6/1995	MEAS/EXT INS	607	
12/7/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	17 18 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:	

PRINT

Date	Time
09/26/25	15:21:14

LAST REV

Date	Time
05/10/22	14:08:19

apro	839
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