Map	Lot	Sublot	Building	Unit	CARD
114	2	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	750,600	/	750,600
USE VALUE:	750,600	/	750,600
ASSESSED:	750,600	/	750,600

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	IVANCHENKO BENJAMIN
Owner 2:	
Owner 3:	
Street 1:	90 THERESE MARIE DRIVE
Street 2:	
Twn/City:	WEST SPRINGFIELD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01089 Type:

PREVIOUS OWNER

Owner 1:	SAUNDERS TR - MARCELLA E
Owner 2:	-
Street 1:	184 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This parcel contains .94 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1956, having primarily WOOD SHING Exterior and 2410 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 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	0.940	152,400		598,200	750,600
Total Card	0.940	152,400		598,200	750,600
Total Parcel	0.940	152,400		598,200	750,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.52 | /Parcel: 311.52

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 2 0

!844!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	143,700	0	.94	592,000	735,700		Year End Roll	12/2/2024
2024	101	FV	136,800	0	.94	580,400	717,200		Year end	11/9/2023
2023	101	FV	123,900	0	.94	546,300	670,200	670,200	Year end	11/3/2022
2022	101	FV	178,000	0	.94	495,100	673,100	673,100	Year End Roll	10/19/2021
2021	101	FV	162,200	0	.94	426,800	589,000	589,000	Year End Roll	10/15/2020
2020	101	FV	160,600	0	.94	433,600	594,200	594,200	Year End Roll	9/26/2019
2019	101	FV	144,700	0	.94	419,300	564,000	564,000	Create Final va	6/4/2019
2018	101	FV	144,700	0	.94	419,300	564,000	564,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:21:47

LAST REV

Date	Time
07/28/25	10:12:48

apro

USER DEFINED

Prior Id # 1:	17 3 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. 844

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAUNDERS TR,MAR	77649-508		4/30/2021		650,000	No	No		
DICKIE,WILLARD	63661-247		5/27/2014	CONVENIENC	100	No	No		
DICKIE,RICHARD	63661-242		5/27/2014	CONVENIENC	100	No	No		
DICKIE RICHARD	55450-349		9/27/2010	FAMILY	100	No	No		
DICKIE RICHARD	45221-416		5/20/2005	CONVENIENC	1	No	No		
	8510-491		7/1/1955			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2024	SH-24-0021	SHEET MT	12,000	C				Ductwork in baseme
7/19/2024	G-24-0050	MANUAL	4,000	C				
7/19/2024	P-24-0077	BATH	12,500	C				
6/6/2024	R-24-0115	MANUAL	30,500	O				
8/10/2022	R-22-0188	RENO-ADD	145,300	C	8/1/2023			Install 10`x24` ad
6/21/2021	R-21-0132	KITCHEN	50,000	C				Install new kitche
8/27/2009	4252	ROOF		C				strip and re-roof
8/6/1996	1019-96	MANUAL	550	C	6/7/1997			RE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2022	INFO FR MLS	625	J Frank
12/9/2021	INSPECTED	5	TB
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
6/7/1997	MEAS/EXT INS	602	
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		40946		SQUARE FE	PRIME SITE		0	8.76	1.67	R2									598,168						598,200	

Total AC/HA:	0.93999	Total SF/SM:	40946	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	598,168	Spl Credit		Total: 598,200

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	5 - LINO/VINYL	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	PR - Poor	49.	%
Functional:	L - LAYOUT	20.	%
Economic:			%
Special:	NC - NEWCON	9.0	%
Override:			%
	Total:	63.24	%

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	0.95689654
Const Adj.:	1.00500000
Adj $ / SQ:	138.482
Other Features:	40000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414668
Depreciation:	262236
Depreciated Total:	152432

COMMENTS

ONLY HALF OF SECOND FLOOR IS FINISHED .

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:	4	Baths:	2	HB					

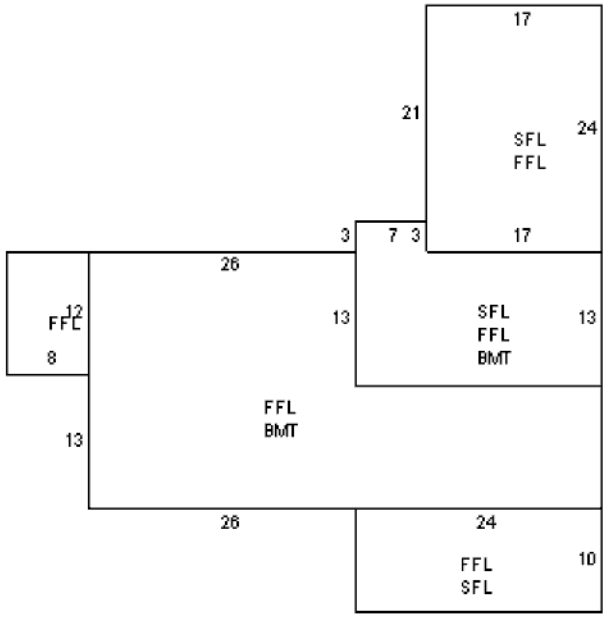
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT			
FFL	1ST FLOOR			
SFL	2ND FLOOR			

Net Sketched Area:				Total:	
Size Ad	2900	Gross Area	4267	FinArea	2410

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	UNF	50	A	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	19900.00000

Juris. Factor:		Before Depr:	124.63
Special Features:	0	Val/Su Net:	
Final Total:	152400	Val/Su SzAd	52.55

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114 2 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	