Map	Lot	Sublot	Building	Unit	CARD
113	37	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,100,400	/	1,100,400
USE VALUE:	1,100,400	/	1,100,400
ASSESSED:	1,100,400	/	1,100,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BEDFORD LN, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	BENNETT ANDREW
Owner 2:	SHAMONSKY DOROTHY
Owner 3:	
Street 1:	10 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MAURER DAVID A -
Owner 2:	-
Street 1:	PO BOX 812034
Twn/City:	WELLESLEY
St/Prov:	MA Cntry
Postal:	02181-0012

NARRATIVE DESCRIPTION

This parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2005, having primarily CLAPBOARD Exterior and 2156 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 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	1.090	399,400		701,000	1,100,400
Total Card	1.090	399,400		701,000	1,100,400
Total Parcel	1.090	399,400		701,000	1,100,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.39 | /Parcel: 510.39

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/06/21

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 113 37 0

!895!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	377,100	0	1.09	680,700	1,057,800		Year End Roll	12/2/2024
2024	101	FV	371,700	0	1.09	667,300	1,039,000		Year end	11/9/2023
2023	101	FV	369,000	0	1.09	614,600	983,600	983,600	Year end	11/3/2022
2022	101	FV	340,200	0	1.09	555,600	895,800	895,800	Year End Roll	10/19/2021
2021	101	FV	333,700	0	1.09	491,700	825,400	825,400	Year End Roll	10/15/2020
2020	101	FV	330,800	0	1.09	491,700	822,500	822,500	Year End Roll	9/26/2019
2019	101	FV	310,600	0	1.09	476,300	786,900	786,900	Create Final va	6/4/2019
2018	101	FV	310,600	0	1.09	476,300	786,900	786,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:27:07

LAST REV

Date	Time
02/15/22	11:53:19
blakeley	

USER DEFINED

Prior Id # 1:	22 2 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. 895

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAURER DAVID A,	43542-246		8/18/2004		533,000	No	No		
PAOLETTI, RONAL	27226-073		4/22/1997	CONVENIENC	1	No	No		MAURER FORMER OWNER
RONALD A PAOLET	S298		11/13/1985	FORECLOSURE	115,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2021	R-21-0240	MANUAL	6,000	O	12/23/2021			Construct alcove t
10/28/2005	3304	W/S FLUE		C	5/29/2008			pellet stove;not c
2/4/2005	3119	NEW HOME	200,000	C	7/14/2011			4/20/05 15% 6/4 25
11/12/2004	3088	DEMOLITI		C				demo existing stru
11/12/2004	3087	MANUAL	5,500	C				additional foundat

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2021	INSPECTED	5	TB
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/3/2009	MEAS+INSPCTD	25	D ERSKINE
5/29/2008	MEAS+INSPCTD	100	
5/14/2007	MEAS+INSPCTD	100	
6/13/2006	MEAS/EXT INS	615	
6/4/2005	MEAS/EXT INS	615	
4/20/2005	MEAS/EXT INS	600	

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		47480		SQUARE FE	PRIME SITE		0	9.98	1.48	R3									701,033						701,000	

Total AC/HA:	1.08999	Total SF/SM:	47480	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	701,033	Spl Credit		Total:	701,000

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:	9 - METAL		
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:	3	Rating:	AVERAGE

OTHER FEATURES

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

COMMENTS

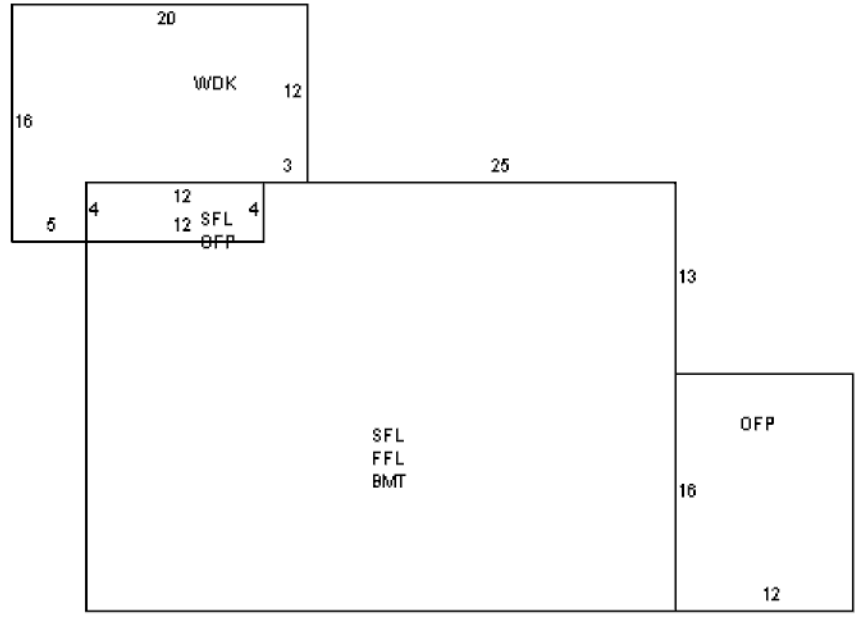
post & beam construction.

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:	9	BRs:	4	Baths:	2	HB					

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	1 - PLYWOOD		
Sec Floors:	5 - LINO/VINYL	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	10 - PROPANE		
Heat Type:	4 - RADIANT HW		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	8.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	8.5	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	1.02829313
Const Adj.:	0.98475003
Adj $ / SQ:	130.627
Other Features:	36500
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436544
Depreciation:	37106
Depreciated Total:	399438

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	148300.0000

Juris. Factor:		Before Depr:	156.75
Special Features:	0	Val/Su Net:	106.00
Final Total:	399400	Val/Su SzAd	185.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,112	32.660	36,314
FFL	1ST FLOOR	1,112	130.630	145,257
SFL	2ND FLOOR	1,044	130.630	136,374
WDK	WOOD DECK	260	21.110	5,489
OFP	OPEN PORCH	240	16.050	3,852

Net Sketched Area:	3,768			Total:	327,286
Size Ad	2155.9999	Gross Area	3884	FinArea	2156

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113 37 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:	

IMAGE

AssessPro Patriot Properties, Inc