Map	Lot	Sublot	Building	Unit	CARD
119	19	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	950,100	/	950,100
USE VALUE:	950,100	/	950,100
ASSESSED:	950,100	/	950,100

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ELIOT CHRISTOPHER R
Owner 2:	STUART PATRICIA L
Owner 3:	
Street 1:	124 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SPAETH DANIEL A -
Owner 2:	SPAETH MARGARET A -
Street 1:	2 MINUTEMAN DR
Twn/City:	TYNGSBORO
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1950, having primarily CLAPBOARD Exterior and 1988 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	0.950	350,800		599,300	950,100
Total Card	0.950	350,800		599,300	950,100
Total Parcel	0.950	350,800		599,300	950,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.92 | /Parcel: 477.92

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 119 19 0

!901!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	328,600	0	.95	593,200	921,800		Year End Roll	12/2/2024
2024	101	FV	326,700	0	.95	581,500	908,200		Year end	11/9/2023
2023	101	FV	285,200	0	.95	547,300	832,500	832,500	Year end	11/3/2022
2022	101	FV	247,900	0	.95	496,000	743,900	743,900	Year End Roll	10/19/2021
2021	101	FV	232,700	0	.95	427,600	660,300	660,300	Year End Roll	10/15/2020
2020	101	FV	207,900	0	.95	434,400	642,300	642,300	Year End Roll	9/26/2019
2019	101	FV	202,200	0	.95	420,100	622,300	622,300	Create Final va	6/4/2019
2018	101	FV	202,200	0	.95	420,100	622,300	622,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:27:42

LAST REV

Date	Time
01/31/20	10:03:59
blakeley	

USER DEFINED

Prior Id # 1:	22 25 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. 901

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPAETH DANIEL A	56073-371		12/15/2010		527,000	No	No		
JOHN BROWN	13967-531		5/15/1980		94,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	R-19-0081	SOLAR PA	25,190	C				Install 24 roof mo
8/7/2018	7159	DEMOLITI	45,000	C	11/15/2018			Demo garage due to
4/14/2016	6392	ROOF	12,800	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	PERMIT VISIT	622	K Cuoco
5/23/2018	MEAS+INSPCTD	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
12/8/1995	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		41381		SQUARE FE	PRIME SITE		0	8.76	1.65	R2									599,310						599,300	

Total AC/HA:	0.94998	Total SF/SM:	41381	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	599,310	Spl Credit		Total:	599,300

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

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:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Basic $ / SQ:	158.00
Size Adj.:	1.05181086
Const Adj.:	1.01999998
Adj $ / SQ:	169.510
Other Features:	41196
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464630
Depreciation:	113834
Depreciated Total:	350796

COMMENTS

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	

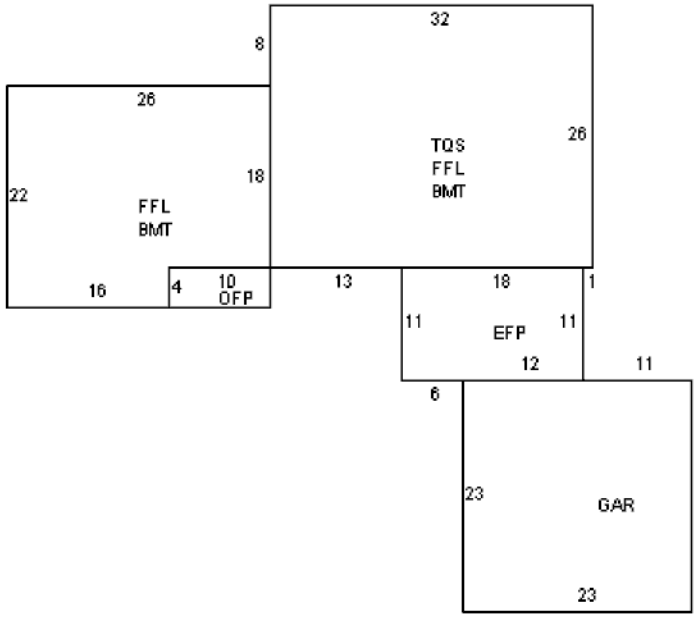
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 518331.1890

Juris. Factor:		Before Depr:	169.51
Special Features:	0	Val/Su Net:	85.17
Final Total:	350800	Val/Su SzAd	176.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,364	42.380	57,803
FFL	1ST FLOOR	1,364	169.510	231,211
TQS	3/4 STORY	624	169.510	105,774
GAR	GARAGE	529	38.520	20,377
EFP	ENCL PORCH	198	38.520	7,627
OFP	OPEN PORCH	40	16.050	642

Net Sketched Area:	4,119			Total:	423,434
Size Ad	1988	Gross Area	4327	FinArea	1988

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

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

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

PARCEL ID

119 19 0

IMAGE

AssessPro Patriot Properties, Inc