



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LEE JENG SHIN
Owner 2:	YU SYIN YIN
Owner 3:	
Street 1:	9 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1404 Type:

**PREVIOUS OWNER**

Owner 1:	MCKELVY DOUGLAS S JR -
Owner 2:	-
Street 1:	9 BEDFORD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1404

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	7.	1.697	R3									476,157						476,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	434,900	900	0.920	476,200	912,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 220.32						/Parcel: 220.32	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,400	900	.92	476,200	883,500	883,500	Year End Roll	9/26/2019
2019	101	FV	410,300	900	.92	461,200	872,400	872,400	Create Final value 2019	6/4/2019
2018	101	FV	410,300	900	.92	461,200	872,400	872,400	Year End Roll	9/28/2017
2017	101	FV	392,600	900	.92	435,300	828,800	828,800	Year End Roll	9/29/2016
2016	101	FV	385,600	900	.92	422,400	808,900	808,900	Year End Roll	1/14/2016
2015	101	FV	371,500	900	.92	391,100	763,500	763,500	Year End	10/2/2014
2014	101	FV	367,900	900	.92	350,300	719,100	719,100	Year End Roll	1/23/2014
2013	101	FV	360,900	900	.92	340,100	701,900	701,900	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCKELVY DOUGLAS	38450-134		3/21/2003		797000	No	No			
WOZNAC, RICHARD	19641-254		2/9/1989		369000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2016	6584	SOLAR PA	2,170	C				Install roof mount
9/13/2004	3034	SHED	2,000	C	5/21/2005			
8/2/1999	1766	RENO-ADD	300,000	C	6/19/2000			6/19/00 50%

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
6/5/2001	MEAS+INSPCTD	615	
6/19/2000	MEAS+INSPCTD	611	
1/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(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:	B- - GOOD (-)		
Year Blt:	1930 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdct:		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:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100 % AC:	100
Solar HW:	Yes Central Vac:	NO
% Com Wal:	0 % Sprinkled:	0

**DEPRECIATION**

Phys Cond:	GD - Good	26.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.0%

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	APR Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8x10	A	AV	2004	15.00	T	25	101			900			900
More: N									Total Yard Items:		900		Total Special Features:		Total:		900	

**BATH FEATURES**

Full Bath:	3	Rating:	GOOD
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:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	0.92143834
Const Adj.:	1.01999998
Adj \$ / SQ:	89.287
Other Features:	77699
Grade Factor:	1.26
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	587704
Depreciation:	152803
Depreciated Total:	434901

**COMMENTS**

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**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RM: 11	BR: 5	Baths: 3	HB:

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2000

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
Empty table with multiple blank rows.				

WtAv\$/SQ: AvRate: Ind.Val: 873766.5019

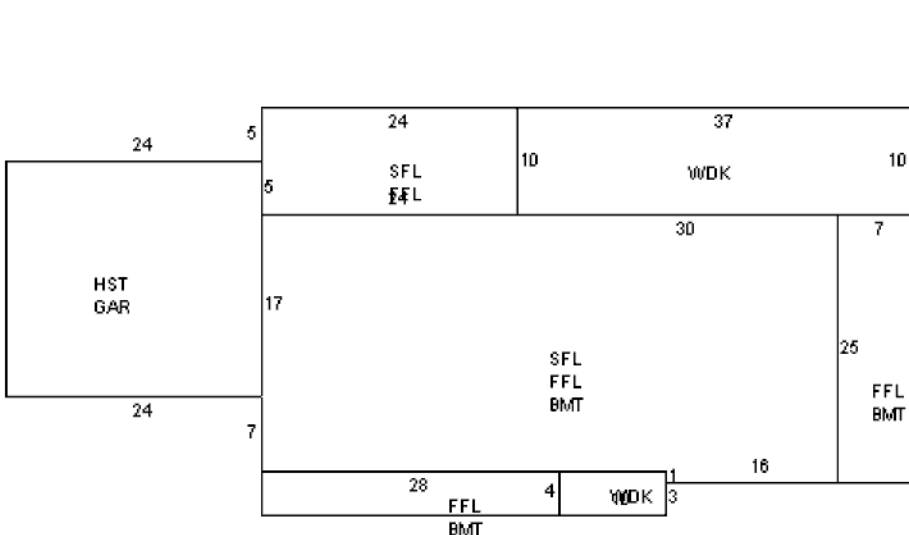
Juris. Factor: Val/Su Fin: 105.07

Special Features: 0 Val/Su Net: 72.04

Final Total: 434900 Val/Su SzAd: 124.26

**PARCEL ID** 113 60 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,839	89.290	164,199	
BMT	BASEMENT	1,599	31.250	49,970	
SFL	2ND FLOOR	1,397	89.290	124,717	
GAR	GARAGE	528	36.000	19,008	
WDK	WOOD DECK	410	17.730	7,267	
HST	HALF STORY	264	89.290	23,572	
Net Sketched Area:		6,037	Total:	388,733	
Size Ad	3499.7999	Gross Area	6456	FinArea	4139

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	90				

**IMAGE**



*AssessPro* Patriot Properties, Inc