

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAYLOR TR DOROTHY P
Owner 2:	
Owner 3:	DOROTHY P TAYLOR TRUST-1995
Street 1:	133 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

Owner 1:	Taylor - Dorothy P
Owner 2:	-
Street 1:	133 Bedford Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2700

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		50094		SQUARE FE	PRIME SITE		0	6.25	1.418	R2									443,926						443,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	351,600	400	1.150	443,900	795,900
Total Card		351,600	400	1.150	443,900
Total Parcel		351,600	400	1.150	443,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 296.01		/Parcel: 296.01	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,800	400	1.15	451,000	764,200	764,200	Year End Roll	9/26/2019
2019	101	FV	303,900	400	1.15	436,100	740,400	740,400	Create Final value 2019	6/4/2019
2018	101	FV	303,900	400	1.15	436,100	740,400	740,400	Year End Roll	9/28/2017
2017	101	FV	297,900	400	1.15	423,300	721,600	721,600	Year End Roll	9/29/2016
2016	101	FV	297,900	400	1.15	423,300	721,600	721,600	Year End Roll	1/14/2016
2015	101	FV	285,900	400	1.15	358,700	645,000	645,000	Year End	10/2/2014
2014	101	FV	283,000	400	1.15	321,800	605,200	605,200	Year End Roll	1/23/2014
2013	101	FV	277,000	400	1.15	312,500	589,900	589,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Taylor,Dorothy	60561-366		11/26/2012	FAMILY		1	No	No		
TAYLOR, W. ROYC	25578-506		8/18/1995	CONVENIENC		0	No	No		
	9063-414		11/19/1957		26500	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/26/2008	4058	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/14/2004	M&L COMPLETE	615	
10/18/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 1.15000	Total SF/SM: 50094.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 2	Total: 443,926	Spl Credit	Total: 443,900
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EXTERIOR INFORMATION

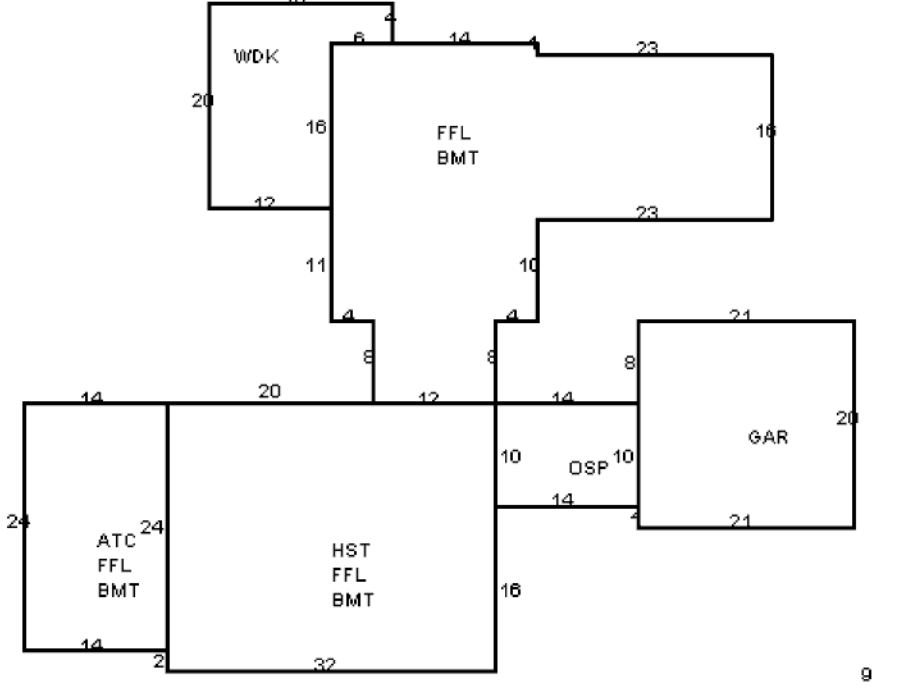
Type:	5	-	CAPE
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	1	-	WOOD SHI 50%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

COMMENTS

HOUSE BUILT 1941 ADDITION BUILT 1972.
ATTIC W/ SHED DORMER. CENTER CHIMNEY .

SKETCH**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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:	9	BR:	5	Bath:	3	HB				

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:	

DEPRECIATION

Phys Cond:	VG - Very Good	16.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		16.8%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	1

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.98183924
Const Adj.:	1.00979996
Adj \$ / SQ:	94.189
Other Features:	49500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	422639
Depreciation:	71003
Depreciated Total:	351636

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val 710596.6135

Juris. Factor:	Val/Su Fin:	130.75
Special Features: 0	Val/Su Net:	61.85
Final Total: 351600	Val/Su SzAd:	135.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,172	23.550	51,145	
FFL	1ST FLOOR	2,172	94.190	204,578	
GAR	GARAGE	420	36.000	15,120	
HST	HALF STORY	416	94.190	39,183	
WDK	WOOD DECK	264	19.650	5,187	
OSP	SCRN PORCH	140	22.500	3,150	
ATC	ATTIC	101	94.190	9,494	
Net Sketched Area:		5,685	Total:	327,857	
Size Ad	2588	Gross Area	6336	FinArea	2689

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
2	SHED/FR	D	Y	1	80	A	AV	1930	15.00	T	70	101			400			400

PARCEL ID

119 46 0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	400	Total Special Features:		Total:	400
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