



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIBRING GEORGE L
Owner 2:	
Owner 3:	
Street 1:	168 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		40946		SQUARE FE	PRIME SITE		0	6.14	1.668	R2									419,263						419,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	172,100	200	0.940	419,300	591,600
Total Card	172,100	200	0.940	419,300	591,600
Total Parcel	172,100	200	0.940	419,300	591,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		337.95	/Parcel: 337.95

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	172,100	200	.94	419,300	591,600	591,600	Year End Roll	9/28/2017
2017	101	FV	170,400	200	.94	407,000	577,600	577,600	Year End Roll	9/29/2016
2016	101	FV	167,200	200	.94	407,000	574,400	574,400	Year End Roll	1/14/2016
2015	101	FV	165,500	200	.94	344,800	510,500	510,500	Year End	10/2/2014
2014	101	FV	159,000	200	.94	309,300	468,500	468,500	Year End Roll	1/23/2014
2013	101	FV	155,700	200	.94	300,400	456,300	456,300	Year End Roll	10/25/2012
2012	101	FV	177,100	200	.94	255,000	432,300	432,300	Year End	1/26/2012
2011	101	FV	182,700	200	.94	258,200	441,100	441,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUSEK, JOSEPH J	11777-116		12/1/1969		54000	No	No			Death Cert for Marcia Bk62850 Pg349

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/8/2010	4577	ROOF		C				strip & re-roof dw
6/20/1996	981-96	MANUAL	2,000	C	6/7/1997			RPL STRS

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS+INSPCTD	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/10/2003	ABATE-INSPEC	600	PA
6/7/1997	MEAS/EXT INS	602	D TUCKER
10/16/1995	MEAS+INSPCTD	607	D KEARLY

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

EXTERIOR INFORMATION

Type:	21 - SPLIT LEVEL
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	8 - BRICK VEN 25%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1955	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:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y		148		A	FR	1955			15.00	T	75	101			200

More:	N	Total Yard Items:	200	Total Special Features:		Total:	200
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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:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	22.8%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		22.8%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.11764705
Const Adj.:	1.03275001
Adj \$ / SQ:	86.569
Other Features:	38500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	222905
Depreciation:	50822
Depreciated Total:	172082

COMMENTS

60 amp service.

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	RM:	6	BR:	3	Bath:	2	HB:					

REMODELING

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

RES BREAKDOWN

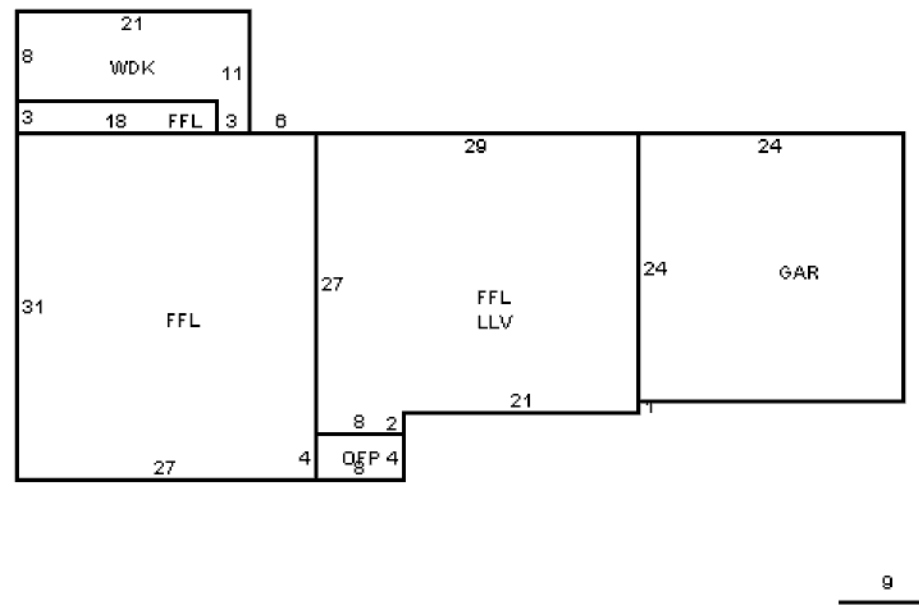
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 526255.8415
Juris. Factor:		Val/Su Fin:	98.29	
Special Features:	0	Val/Su Net:	63.44	
Final Total:	172100	Val/Su SzAd:	105.45	

PARCEL ID

113 65 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,632	86.570	141,280	
GAR	GARAGE	576	36.000	20,736	
LLV	LOWR LEVEL	296	60.600	17,961	
WDK	WOOD DECK	177	22.300	3,947	
OFP	OPEN PORCH	32	15.000	480	
Net Sketched Area:		2,713	Total:	184,404	
Size Ad	1632	Gross Area	3158	FinArea	1751

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	40	RRM	40	A	0

IMAGE

AssessPro Patriot Properties, Inc