

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHILLER BENJAMIN R
Owner 2:	GRAY LAURIE B
Owner 3:	
Street 1:	181 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1512 Type:

PREVIOUS OWNER

Owner 1:	WISE JR - ROBERT E
Owner 2:	WISE - BRIGITTE E
Street 1:	181 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1512

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1994, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		52272		SQUARE FE	PRIME SITE		0	6.78	1.371	R3									486,001						486,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	493,700	1,200	1.200	486,000	980,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 299.42						/Parcel: 299.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	493,700	0	1.2	486,000	979,700	979,700	Year End Roll	9/28/2017
2017	101	FV	480,200	0	1.2	458,800	939,000	939,000	Year End Roll	9/29/2016
2016	101	FV	461,900	0	1.2	445,100	907,000	907,000	Year End Roll	1/14/2016
2015	101	FV	451,200	0	1.2	412,200	863,400	863,400	Year End	10/2/2014
2014	101	FV	420,400	0	1.2	369,200	789,600	789,600	Year End Roll	1/23/2014
2013	101	FV	411,600	0	.8	332,300	743,900	743,900	Year End Roll	10/25/2012
2012	101	FV	560,500	0	.8	265,800	826,300	826,300	Year End	1/26/2012
2011	101	FV	572,300	0	.8	269,100	841,400	841,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WISE JR,ROBERT	63524-338		4/24/2014		1013000	No	No			
WISE ROBERT E J	38831-247		4/16/2003	CONVENIENC		1	Yes	No		
FAIRVIEW REALTY	24358-499		3/15/1994		115000	Yes	No			
COMM OF MASS	24317-392		3/1/1994	SUBSEQUENT S	215000	Yes	No		8 LOTS SOLD	
COMM OF MASS	12198-578		12/31/1940			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/7/1994	432	NEW HOME	215,000	C	8/28/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	D VELUTTI
11/3/1995	MEAS/EXT INS	607	D KEARLY
8/28/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)
Year Blt:	1994	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:			
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:	3	- HARDWOOD	30%
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
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	1	12x8	A	AV	2010	15.00	T	15	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Features:		Total:	1,200
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD	- Good	10%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			10%

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	0.95604396
Const Adj.:	1.00600004
Adj \$ / SQ:	84.637
Other Features:	53147
Grade Factor:	1.53
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	548568
Depreciation:	54857
Depreciated Total:	493711

**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												

**REMODELING**

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

**RES BREAKDOWN**

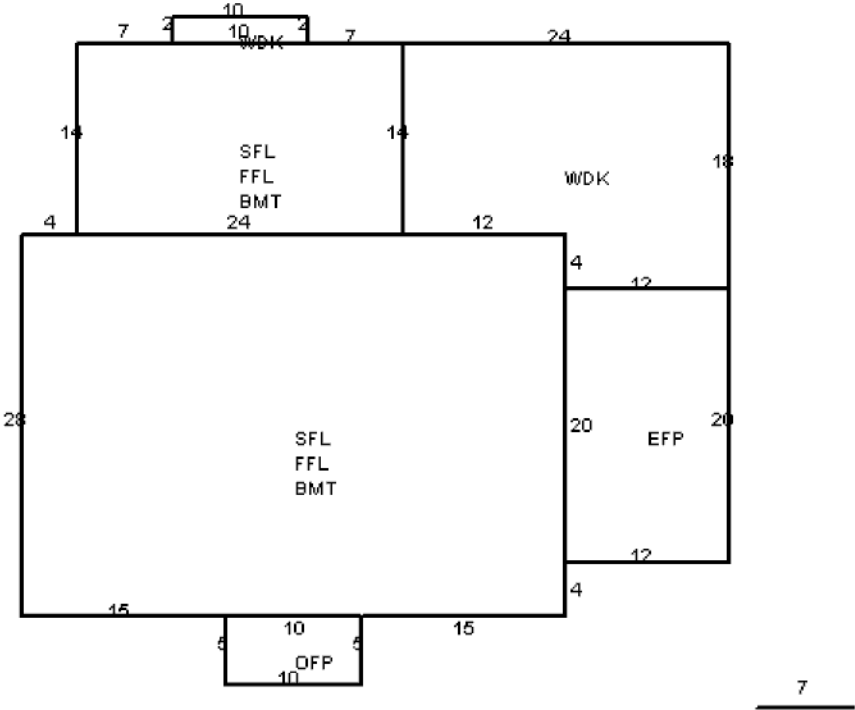
No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	1

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	905883.9717
Juris. Factor:	Val/Su Fin:	150.70	
Special Features:	0	Val/Su Net:	97.53
Final Total:	493700	Val/Su SzAd:	169.54

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,456	29.090	42,361	
FFL	1ST FLOOR	1,456	84.640	123,231	
SFL	2ND FLOOR	1,456	84.640	123,231	
WDK	WOOD DECK	404	17.780	7,182	
EFP	ENCL PORCH	240	36.000	8,640	
OFF	OPEN PORCH	50	15.000	750	
Net Sketched Area:		5,062	Total:	305,395	
Size Ad	2912	Gross Area	5062	FinArea	3276

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	A	0

**IMAGE**

AssessPro Patriot Properties, Inc

