



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALPEY JOHN B
Owner 2:	VALPEY SUSAN D
Owner 3:	
Street 1:	135 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2700 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.82 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 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:				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		79279		SQUARE FE	PRIME SITE		0	6.14	1.006	R2									489,872						489,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	817,300	11,500	1.820	489,900	1,318,700
Total Card	817,300	11,500	1.820	489,900	1,318,700
Total Parcel	817,300	11,500	1.820	489,900	1,318,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		215.35	/Parcel: 215.35

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
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
2018	101	FV	799,200	900	1.82	489,900	1,290,000	1,290,000	Year End Roll	9/28/2017
2017	101	FV	748,600	900	1.82	475,500	1,225,000	1,225,000	Year End Roll	9/29/2016
2016	101	FV	739,900	900	1.82	475,500	1,216,300	1,216,300	Year End Roll	1/14/2016
2015	101	FV	710,200	900	1.82	402,900	1,114,000	1,114,000	Year End	10/2/2014
2014	101	FV	702,700	900	1.82	361,400	1,065,000	1,065,000	Year End Roll	1/23/2014
2013	101	FV	687,900	900	1.82	351,000	1,039,800	1,039,800	Year End Roll	10/25/2012
2012	101	FV	809,200	900	1.82	319,100	1,129,200	1,129,200	Year End	1/26/2012
2011	101	FV	826,700	900	1.82	323,100	1,150,700	1,150,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
YOUNG LEE A + J	23989-490		12/3/1993		407500	No	No	
BONIA WALTER J	14280-227		5/5/1981		160500	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/18/2002	2602	RENO-ADD	500,000	C	6/17/2003			2 add & reno inter

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	D VELUTTI
6/21/2003	MEAS+INSPCTD	615	D VELUTTI
11/6/1995	MEAS/EXT INS	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.82000	Total SF/SM:	79279.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	489,872	SpI Credit	Total:	489,900
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EXTERIOR INFORMATION

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

BATH FEATURES

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

COMMENTS**OTHER FEATURES**

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

GENERAL INFORMATION

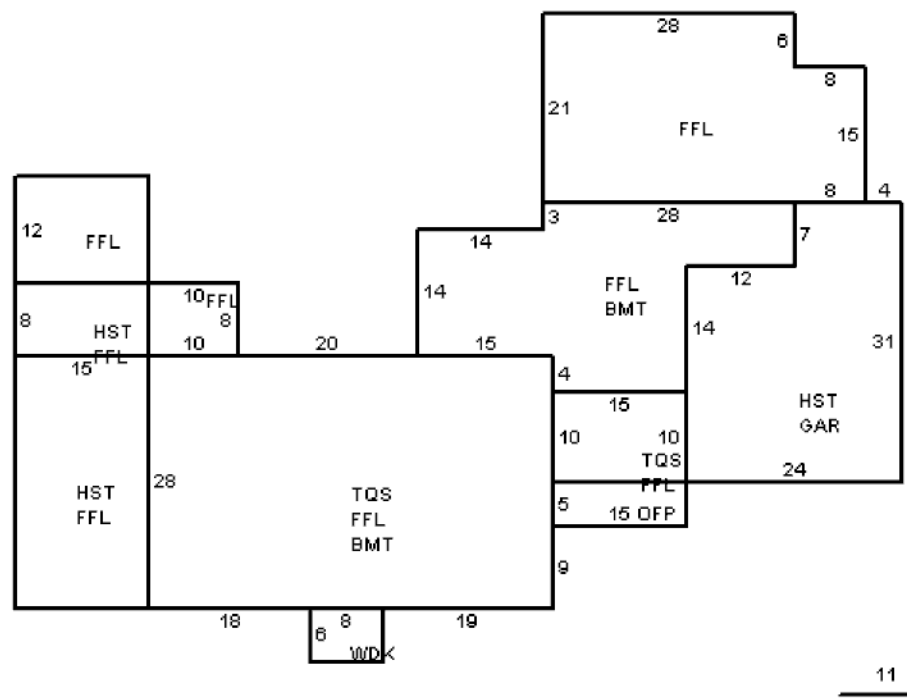
Grade:	A- - V GOOD-		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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:	11	BR:	4	Bath:	3	HB	1				

SKETCH**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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	VG - Very Good	15.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		15.9%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.86566263
Const Adj.:	1.01999998
Adj \$ / SQ:	69.755
Other Features:	102393
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	971865
Depreciation:	154526
Depreciated Total:	817338

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COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	989295.7915
Juris. Factor:		Val/Su Fin:	133.46		
Special Features:	0	Val/Su Net:	104.21		
Final Total:	817300	Val/Su SzAd:	157.55		

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	8x10	A	AV	2005	15.00	T	25	101			900			900
19	PATIO	D	Y	1	35x51	A	AV	2010	7.00	T	15	101			10,600			10,600

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,530	69.760	246,235	
BMT	BASEMENT	1,872	26.160	48,968	
TQS	3/4 STORY	1,058	69.760	73,766	
GAR	GARAGE	660	36.000	23,760	
HST	HALF STORY	600	69.760	41,853	
OPF	OPEN PORCH	75	15.000	1,125	
WDK	WOOD DECK	48	38.000	1,824	
Net Sketched Area:		7,843	Total:	437,531	
Size Ad	5187.5	Gross Area	8795	FinArea	6124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

11,500

Total Special Features:

Total:

11,500