



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KEKA ARBEN
Owner 2:	KEKA MARJANA
Owner 3:	
Street 1:	157 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BELANGER MICHAEL P -
Owner 2:	BELANGER GISA E -
Street 1:	157 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1510

NARRATIVE DESCRIPTION

This Parcel contains 1.147 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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:						
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		49968		SQUARE FE	PRIME SITE		0	6.14	1.421	R2									435,881						435,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	934,100		1.147	435,900	1,370,000
Total Card		934,100	1.147	435,900	1,370,000
Total Parcel		934,100	1.147	435,900	1,370,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 342.59		/Parcel: 342.59	

Legal Description	User Acct
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	934,100	0	1.147	435,900	1,370,000	1,370,000	Year End Roll	9/28/2017
2017	101	FV	837,100	0	1.147	423,100	1,260,200	1,260,200	Year End Roll	9/29/2016
2016	101	FV	809,800	0	1.147	423,100	1,232,900	1,232,900	Year End Roll	1/14/2016
2015	101	FV	789,400	0	1.147	358,500	1,147,900	1,147,900	Year End	10/2/2014
2014	101	FV	160,300	0	1.147	321,600	481,900	481,900	Year End Roll	1/23/2014
2013	101	FV	82,600	2700	1.1	309,600	394,900	394,900	Year End Roll	10/25/2012
2012	101	FV	120,400	2700	1.1	281,500	404,600	404,600	Year End	1/26/2012
2011	101	FV	161,900	2700	1.1	285,000	449,600	449,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BELANGER MICHAEL	54530-72		4/12/2010	CHD>SALE	425000	No	No	
STOCKELLBURG, A	11478-145		3/19/1968		8500	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2012	5247	NEW HOME	450,000	C	6/25/2013			single family home
8/21/2012	5143	DEMOLITI		C				demo gar #2
8/21/2012	5142	DEMOLITI		C				demo gar #1
8/21/2012	5141	DEMOLITI		C				demo single fam ho

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2013	MEAS+INSPCTD	25	D ERSKINE
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L EXTERIOR	615	D VELUTTI
10/17/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.14711	Total SF/SM:	49968.11	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 2	Total:	435,881	SpI Credit:		Total:	435,900
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