



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BRAND STEPHEN JAMES
Owner 2:	WILLIAMS BLANDYNA TERESA
Owner 3:	
Street 1:	161 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BRAND STEPHEN JAMES TR -
Owner 2:	BLANDYNA TERESA WILLIAMS TR -
Street 1:	161 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47480		SQUARE FE	PRIME SITE		0	6.14	1.479	R2									431,298						431,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	248,500	1,200	1.090	431,300	681,000	2753	0				
							GIS Ref				
							GIS Ref				
Total Card					248,500	1,200	1.090	431,300	681,000	Entered Lot Size	
Total Parcel					248,500	1,200	1.090	431,300	681,000	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			260.38	/Parcel:	260.38	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	249,400	500	1.09	431,300	681,200	681,200	Year End Roll	9/28/2017
2017	101	FV	242,400	500	1.09	418,700	661,600	661,600	Year End Roll	9/29/2016
2016	101	FV	237,700	500	1.09	418,700	656,900	656,900	Year End Roll	1/14/2016
2015	101	FV	235,300	500	1.09	354,700	590,500	590,500	Year End	10/2/2014
2014	101	FV	218,900	500	1.09	318,200	537,600	537,600	Year End Roll	1/23/2014
2013	101	FV	214,200	500	1.09	309,100	523,800	523,800	Year End Roll	10/25/2012
2012	101	FV	263,800	500	1.09	281,000	545,300	545,300	Year End	1/26/2012
2011	101	FV	269,500	500	1.09	284,500	554,500	554,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAND STEPHEN J	52431-476		3/19/2009	FAMILY		1	No	No		
BRAND STEPHEN J	29543-201		9/3/1998	CONVENIENC		0	No	No		
ROBERT V. GREEN	20881-393		11/26/1990		270000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2007	3682	RENOVATI	42,000	C				reno kit & 1/2 bat
11/23/1994	174	RENOVATI	40,000	C	12/11/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/17/2018	MEAS+INSPCTD	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS DENIED	100	B MORGAN
6/19/2007	MEAS DENIED	100	B MORGAN
12/4/2004	M&L COMPLETE	615	D VELUTTI
1/16/1995	MEAS+INSPCTD	606	J SMITH
12/11/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.08999	Total SF/SM:	47479.96	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 2	Total:	431,298	Spl Credit:		Total:	431,300
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**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C+	- AVG. (+)	
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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	1	10X11	A	AV	1950	15.00	T	70	101			500			500
2	SHED/FR	D	Y	1	8x7	A	AV	2017	15.00	T	15	101			700			700

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:	1	Rating:	AVERAGE
WSFlue:	0	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	1.06357789
Const Adj.:	1.00979996
Adj \$ / SQ:	94.512
Other Features:	43500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	295458
Depreciation:	46978
Depreciated Total:	248481

**COMMENTS**

DRIVEWAY ON SILVER BIRCH VINYL CARPORT  
NO VALUE SALTBOX W/ REAR SHED DORM .

**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	9	BR	3	Baths:	2	HB	1			

**REMODELING**

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

**RES BREAKDOWN**

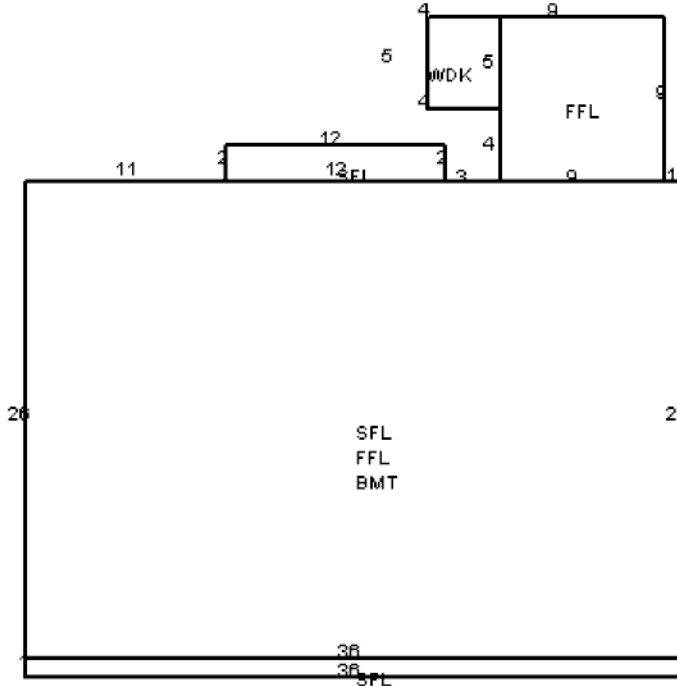
No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				624176.5060
Juris. Factor:			Val/Su Fin:	95.03
Special Features:	0		Val/Su Net:	86.62
Final Total:	248500		Val/Su SzAd:	129.87

**PARCEL ID**

113 71 0

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,017	94.510	96,119	
BMT	BASEMENT	936	41.350	38,703	
SFL	2ND FLOOR	896	94.510	84,721	
WDK	WOOD DECK	20	38.000	760	
Net Sketched Area:		2,869	Total:	220,303	
Size Ad	1913.3999	Gross Area	2969	FinArea	2615

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75 A		0
SFL	90				0

**IMAGE**

**AssessPro** Patriot Properties, Inc

