



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALLEN TR SUSAN
Owner 2:	BASSETT TR KENNETH
Owner 3:	RURAL LAND FOUNDATION
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WANG - AN
Owner 2:	WANG - LORRAINE C
Street 1:	100 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2029

NARRATIVE DESCRIPTION

This Parcel contains .58 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
905	CHARITY		0.58		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									17,400						17,400	Unbuildable

Total AC/HA:	0.58000	Total SF/SM:	25264.80	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 3	Total:	17,400	SpI Credit:		Total:	17,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			0.580	17,400	17,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	905	FV		0	.58	17,400	17,400	17,400	Year End Roll	9/28/2017
2017	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	9/29/2016
2016	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	1/14/2016
2015	132	FV		0	.58	17,400	17,400	17,400	Year End	10/2/2014
2014	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	1/23/2014
2013	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	10/25/2012
2012	132	FV		0	5.8	174,000	174,000	174,000	Year End	1/26/2012
2011	132	FV		0	5.8	174,000	174,000	174,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WANG,AN	1500-80		11/15/2016	MULTI-PARCEL	400000	No	No			
WANG AN,	58315-065		1/19/2012	INVOLVED GOV	0	Yes	No			2012 split-taking for Rte 2 access
	580-15		10/19/1956		0	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	29 24 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	16:55:08

LAST REV

Date	Time
04/10/17	11:21:51

apro 1086

EXTERIOR INFORMATION

Table with 3 columns: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir

BATH FEATURES

Table with 2 columns: Bath type (Full, A, 3/4, A 3QBth, 1/2, A HBth, OthrFix) and Rating

COMMENTS

Empty table for comments

SKETCH

GENERAL INFORMATION

Table with 3 columns: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdic, Const Mod, Lump Sum Adj

OTHER FEATURES

Table with 2 columns: Kits, A Kits, Frpl, WSFlue and Rating

CONDO INFORMATION

Table with 2 columns: Location, Total Units, Floor, % Own, Name

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB

INTERIOR INFORMATION

Table with 3 columns: Avg Ht/FL, Prim Int Wal, Sec Int Wal, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled

DEPRECIATION

Table with 3 columns: Phys Cond (AV - Average), Functional, Economic, Special, Override, Total

REMODELING

Table with 2 columns: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with 5 columns: No Unit, RMS, BRS, FL, Totals

CALC SUMMARY

Table with 3 columns: Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled

CALC SUMMARY

Table with 2 columns: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total

COMPARABLE SALES

Table with 5 columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd

SPEC FEATURES/YARD ITEMS

Table with 16 columns: 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

SUB AREA

Table with 5 columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea

SUB AREA DETAIL

Table with 6 columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

127 6 0

More: N

Total Yard Items:

Total Special Features:

Total: