



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BIRCHES SCHOOL, INC
Owner 2:	
Owner 3:	
Street 1:	100 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA Own Occ: Y
Postal:	01773-2029 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 3.91 ACRES of land mainly classified as CHARITY with a(n) CAPE Building Built about 1941, Having Primarily CLAPBOARD Exterior and SLATE Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 15 Rooms, and 2 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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
905	CHARITY		2.0735		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									62,205						62,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	900,100	10,000	3.910	604,600	1,514,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 236.93						/Parcel: 236.93	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV	900,100	10000	2.62	565,900	1,476,000	1,476,000	Year End Roll	9/28/2017
2017	101	FV	856,200	31300	2.62	535,500	1,423,000	1,423,000	Year End Roll	9/29/2016
2016	101	FV	846,200	31300	2.62	520,300	1,397,800	1,397,800	Year End Roll	1/14/2016
2015	101	FV	811,100	31300	2.62	483,500	1,325,900	1,325,900	Year End	10/2/2014
2014	101	FV	802,300	31300	2.62	435,500	1,269,100	1,269,100	Year End Roll	1/23/2014
2013	101	FV	784,700	31300	2.62	423,500	1,239,500	1,239,500	Year End Roll	10/25/2012
2012	101	FV	784,700	31300	2.62	563,500	1,379,500	1,379,500	Year End	1/26/2012
2011	101	FV	802,300	31300	2.62	581,900	1,415,500	1,415,500	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	68472-325		11/15/2016	INVOLV CHARI	1922790	No	No			
	8835-449		10/1/1956		32000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/20/2017	6893	SHEET MT	74,000	O				Sheet metal work f
9/5/2017	6836	RENO-ADD	1,300,000	O				Construct addition
6/13/2017	6774	DEMOLITI	15,000	O				Interior demolitio
4/18/2017	6722	DEMOLITI	3,500	C	5/30/2017			Demolish existing

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/30/2017	PERMIT VISIT	618	G BOURGAULT
1/5/2017	MEAS+INSPCTD	4	JG
7/29/2008	MEAS+INSPCTD	25	D ERSKINE
3/15/2001	M&L COMPLETE	613	M COLE
10/12/1995	MEAS/EXT INS	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.91005	Total SF/SM:	170321.78	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 3	Total:	604,605	SpI Credit		Total:	604,600
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## EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	2	- SLATE
Color:		
View / Desir:		

## GENERAL INFORMATION

Grade:	A-	- V GOOD-
Year Blt:	1941	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:	1 - DRYWALL 50%		
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:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	60
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
27	TENNIS C	D	Y	1	100x55	A	AV	1983	4.09	T	60	905			9,000			9,000
2	SHED/FR	D	Y	1	10X16	A	AV	1985	15.00	T	60	905			1,000			1,000

More: N	Total Yard Items:	10,000	Total Special Features:		Total:	10,000
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## BATH FEATURES

Full Bath:	4	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:	4	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

## CONDO INFORMATION

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

## DEPRECIATION

Phys Cond:	VG - Very Good	16.8%
Functional:		
Economic:		
Special:		
Override:		
<b>Total:</b>		<b>16.8%</b>

## CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.84385264
Const Adj.:	1.04009390
Adj \$ / SQ:	69.337
Other Features:	72343
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1081900
Depreciation:	181759
Depreciated Total:	900141

## COMMENTS

1/17 MAIN 2ND FL= CARE TAKERS QUARTERS, POOL VERY POOR= NV. 11/2017 SEE ADDITION OF 1.1 ACRES (LOT 7) ON A JUNE20, 2017 PLAN OF LAND (NOT YET RECORDED).

## 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												
<b>Totals</b>												
	<b>RM:</b>	15	<b>BR:</b>	2	<b>Baths:</b>	4	<b>HB:</b>	1				

## REMODELING

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

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	15	2	1
Totals			
1	15	2	

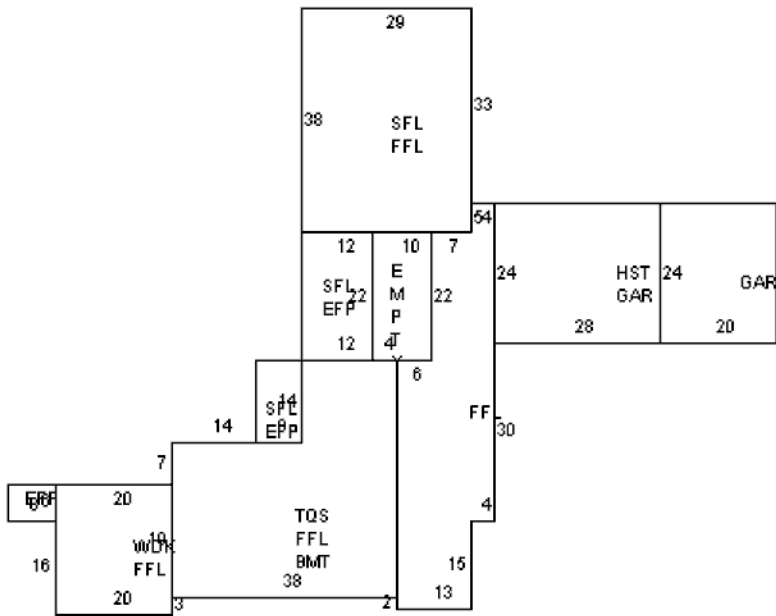
## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1561357.173
Juris. Factor:		Val/Su Fin:	140.79	
Special Features:	0	Val/Su Net:	93.56	
Final Total:	900100	Val/Su SzAd:	140.79	

## PARCEL ID

127 12 0

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,670	69.340	254,468	
SFL	2ND FLOOR	1,478	69.340	102,480	
BMT	BASEMENT	1,212	17.330	21,009	
GAR	GARAGE	1,152	36.000	41,472	
TQS	3/4 STORY	909	69.340	63,028	
WDK	WOOD DECK	440	17.490	7,695	
EFP	ENCL PORCH	424	36.000	15,264	
HST	HALF STORY	336	69.340	23,297	
Net Sketched Area:		9,621	Total:	528,713	
Size Ad	6393	Gross Area	10260	FinArea	6393

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

## IMAGE

**AssessPro** Patriot Properties, Inc

