



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LIE JR HENRY W
Owner 2:	
Owner 3:	
Street 1:	67 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.941 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1842, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.10586		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									3,176						3,200	
132	UNDEV		1.828		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									10,968						11,000	Cons Restr
132	UNDEV		0.171		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									1,026						1,000	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	473,700	40,800	1.942	800,000	1,314,500		0
132			1.999	12,000	12,000		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel							Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		319.00	/Parcel:	319.00	02/16/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	473,700	40800	3.941	812,000	1,326,500	1,326,500	Year End Roll	9/28/2017
2017	101	FV	466,900	40800	3.941	812,000	1,319,700	1,319,700	Year End Roll	9/29/2016
2016	101	FV	453,700	40800	3.941	760,000	1,254,500	1,254,500	Year End Roll	1/14/2016
2015	101	FV	425,800	40800	3.941	704,800	1,171,400	1,171,400	Year End	10/2/2014
2014	101	FV	405,800	40800	3.941	695,200	1,141,800	1,141,800	Year End Roll	1/23/2014
2013	101	FV	393,900	40800	4.121	676,200	1,110,900	1,110,900	Year End Roll	10/25/2012
2012	101	FV	393,900	40800	4.121	696,200	1,130,900	1,130,900	Year End	1/26/2012
2011	101	FV	427,600	40800	4.121	742,600	1,211,000	1,211,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIE HENRY	27407-155		6/23/1997	FAMILY		1	No	No		
NUNES GEOFFREY	22002-44		5/4/1992		400000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/9/1998	1458	POOL	25,000	C	3/24/1999			IG GUNITE POOL

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2017	MEAS/EXT INS	4	JG
7/29/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	M COLE
3/24/1999	MEAS/EXT INS	602	D TUCKER
10/12/1995	MEAS+INSPCTD	606	J SMITH
7/5/1994	FIELDREV CHG	600	PA
6/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1	- ANTIQUE
Sty Ht:	2A - 2A	
(Liv) Units:	1	Total: 1
Foundation:	3 - BRK OR STN	
Frame:	1 - WOOD	
Prime Wall:	2 - CLAPBOARD	
Sec Wall:		%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

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

COMMENTS

ABEL WHEELER HSE & BARN. 2017 EST OB'S= ACCESS.

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												
RMs:	12	BRs:	5	Baths:	2	HB	1					

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1842	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

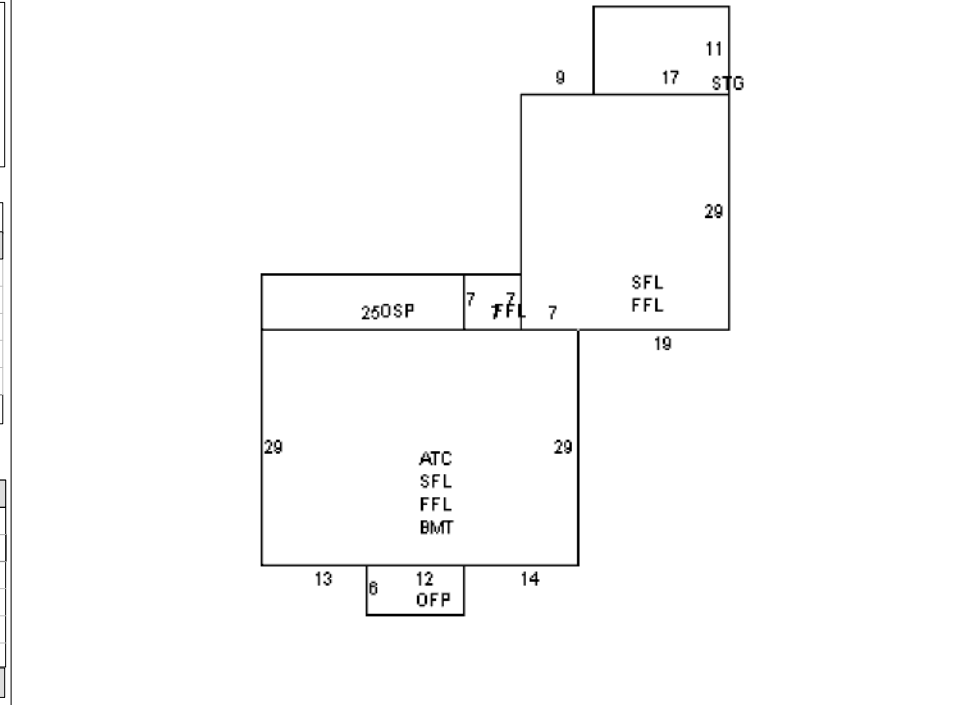
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	1992
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

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:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	34.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34.0%

CALC SUMMARY

Basic \$ / SQ:	99.00
Size Adj.:	0.90710920
Const Adj.:	1.00979996
Adj \$ / SQ:	90.684
Other Features:	58500
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	717653
Depreciation:	244002
Depreciated Total:	473651

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1276106.860
Juris. Factor:		Val/Su Fin:	113.92		
Special Features:	0	Val/Su Net:	82.77		
Final Total:	473700	Val/Su SzAd:	124.04		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,934	90.680	175,383	
SFL	2ND FLOOR	1,885	90.680	170,939	
BMT	BASEMENT	1,131	22.670	25,641	
ATC	ATTIC	339	90.680	30,769	
STG	STORAGE	187	15.000	2,805	
OSP	SCRN PORCH	175	22.500	3,938	
OFF	OPEN PORCH	72	15.000	1,080	
Net Sketched Area:		5,723	Total:	410,555	
Size Ad	3819	Gross Area	6515	FinArea	4158

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
12	POOL I-G	D	Y	1	20x40	A	AV	1998	22.00	T	40	101			10,600			10,600
32	BARN/LFT	D	Y	1	33X45	A	AV	1842	45.00	T	60	101			26,700			26,700
37	STABLE	D	Y	1	288	A	AV	1993	16.00	T	24	101			3,500			3,500

PARCEL ID

134 15 0

IMAGE

AssessPro Patriot Properties, Inc

