



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YOUNG ANNE
Owner 2:	
Owner 3:	
Street 1:	41 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2014 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 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		0.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									16,890						16,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	807,400	12,500	2.400	813,700	1,633,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 352.07						/Parcel: 352.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	807,400	12500	2.4	813,700	1,633,600	1,633,600	Year End Roll	9/28/2017
2017	101	FV	765,900	12500	2.4	813,700	1,592,100	1,592,100	Year End Roll	9/29/2016
2016	101	FV	751,500	12500	2.4	761,700	1,525,700	1,525,700	Year End Roll	1/14/2016
2015	101	FV	713,100	12500	2.4	706,500	1,432,100	1,432,100	Year End	10/2/2014
2014	101	FV	617,900	12500	2.4	696,900	1,327,300	1,327,300	Year End Roll	1/23/2014
2013	101	FV	602,700	12500	2.48	679,300	1,294,500	1,294,500	Year End Roll	10/25/2012
2012	101	FV	602,700	12500	2.48	699,300	1,314,500	1,314,500	Year End	1/26/2012
2011	101	FV	628,100	12500	2.48	745,700	1,386,300	1,386,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERT C. WOOD	13251-102		8/1/1977		139500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/17/2009	4273	WDK	6,500	C				replace rotted pos
4/16/2009	4152	ROOF		C				strip & re-roof ma
9/28/2005	3281	ROOF		C				
9/10/1998	1515	RENOVATI	92,000	C	3/24/1999			apartment into exe

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
3/24/1999	MEAS+INSPCTD	602	D TUCKER
1/27/1996	MEAS+INSPCTD	606	J SMITH

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:	

GENERAL INFORMATION

Grade:	A- - V GOOD-
Year Blt:	1780 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:	2 - SOFTWOOD
Sec Floors:	15 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
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	1980	4.09	T	60	101			9,000			9,000
95	SAUNA	D	Y	1	6X6	G	AV	1999	137.50	T	30	101			3,500			3,500

More: N	Total Yard Items:	12,500	Total Special Features:		Total:	12,500
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BATH FEATURES

Full Bath:	3 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: AVERAGE
A HBth:	Rating:
OthrFix:	4 Rating: AVERAGE

OTHER FEATURES

Kits:	2 Rating: VERY GOOD
A Kits:	Rating:
Frpl:	2 Rating: AVERAGE
WSFlue:	3 Rating: AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	26%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26%

CALC SUMMARY

Basic \$ / SQ:	99.00
Size Adj.:	0.87931037
Const Adj.:	0.99989998
Adj \$ / SQ:	87.043
Other Features:	113624
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1091021
Depreciation:	283665
Depreciated Total:	807356

COMMENTS

SEC 14 ACC APT.

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: 13	BRs: 5	Baths: 3	HB: 1

REMODELING

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

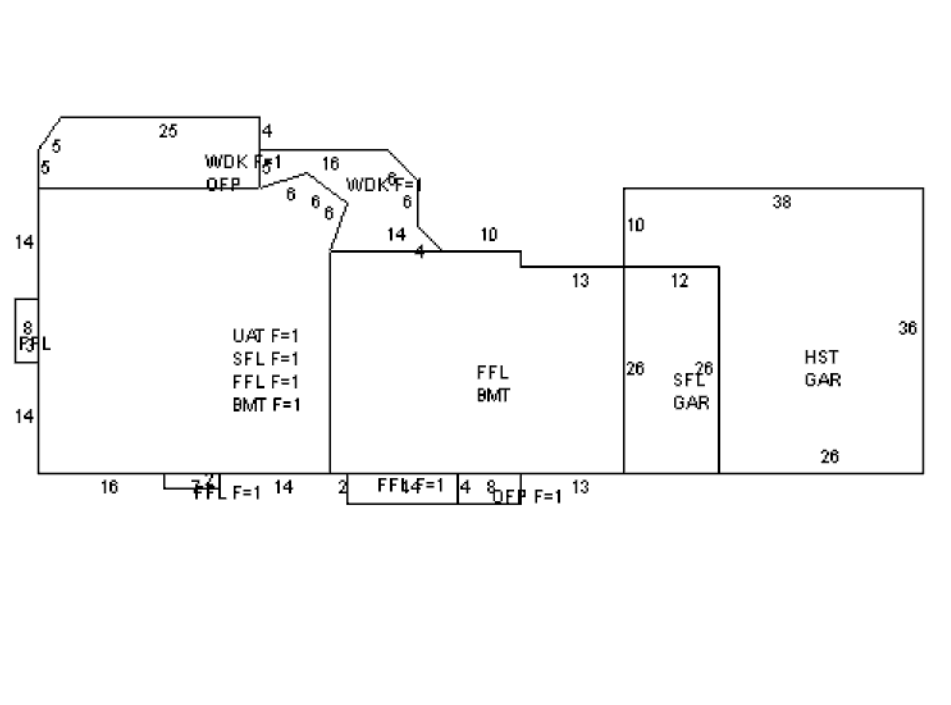
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	5	
Totals			
1	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 1590116.977
Juris. Factor:		Val/Su Fin:	174.01	
Special Features:	0	Val/Su Net:	109.48	
Final Total:	807400	Val/Su SzAd:	174.01	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,452	87.040	213,429	
SFL	2ND FLOOR	1,660	87.040	144,491	
GAR	GARAGE	1,368	36.000	49,248	
HST	HALF STORY	528	87.040	45,959	
BMT	BASEMENT	472	21.760	10,262	
WDK	WOOD DECK	415	17.680	7,339	
OFP	OPEN PORCH	278	15.000	4,170	
UAT	UNF ATTIC	202	87.040	17,600	
Net Sketched Area:		7,375	Total:	492,498	
Size Ad	4640	Gross Area	10935	FinArea	4640

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	# Ten
BMT	20				0

IMAGE



PARCEL ID 134 24 0