



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NARDI EDWARD G
Owner 2:	NARDI JEAN B
Owner 3:	
Street 1:	29 ACADEMY LANE
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01742 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.685 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1840, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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				I		
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		73378		SQUARE FE	PRIME SITE		0	9.96	1.063	R5									777,013						777,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	464,500	4,100	1.685	777,000	1,245,600
Total Card	464,500	4,100	1.685	777,000	1,245,600
Total Parcel	464,500	4,100	1.685	777,000	1,245,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		344.28	/Parcel: 344.28

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	1.69
Land Unit Type:	
Insp Date	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	464,500	4100	1.685	777,000	1,245,600	1,245,600	Year End Roll	9/28/2017
2017	101	FV	459,800	8700	1.685	777,000	1,245,500	1,245,500	Year End Roll	9/29/2016
2016	101	FV	449,200	8700	1.685	726,300	1,184,200	1,184,200	Year End Roll	1/14/2016
2015	101	FV	422,100	8700	1.685	672,500	1,103,300	1,103,300	Year End	10/2/2014
2014	101	FV	402,800	8700	1.685	663,100	1,074,600	1,074,600	Year End Roll	1/23/2014
2013	101	FV	391,200	8700	1.685	643,600	1,043,500	1,043,500	Year End Roll	10/25/2012
2012	101	FV	492,600	8700	1.685	442,400	943,700	943,700	Year End	1/26/2012
2011	101	FV	517,000	8700	1.685	457,200	982,900	982,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SARAH KINDLEBER	20138-40		10/13/1989		463500	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/4/2000	2142	ADDITION	160,000	C	6/28/2001			
5/26/2000	1983	DEMOLITI		C	6/28/2001			
4/21/1998	1388	WDK	13,500	C	6/2/1998			100% 7/1/98
4/21/1998	1387	ROOF		C	6/2/1998			100% 7/1/98

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2017	MEAS/EXT INS	4	JG
7/16/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2001	MEAS/EXT INS	613	M COLE
1/13/2001	M&L COMPLETE	613	M COLE
6/2/1998	MEAS/EXT INS	602	D TUCKER
5/21/1996	MEAS+INSPCTD	606	J SMITH
10/13/1995	MEAS/EXT INS	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	2 - 2
(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:	B - GOOD		
Year Blt:	1840	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

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:	1	Rating:	AVERAGE

COMMENTS

Also includes 53-12-3 (1.03 ac) see Plan 02005-683.

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:	

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's:	9	BR's:	4	Bath's:	3	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1999

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	E - EXTNSIVE		
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:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

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

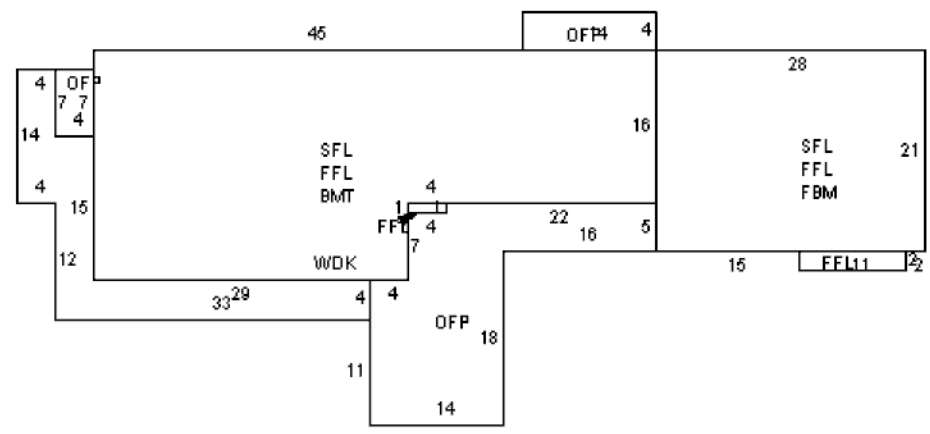
CALC SUMMARY

Basic \$ / SQ:	99.00
Size Adj.:	0.91583747
Const Adj.:	1.00979996
Adj \$ / SQ:	91.556
Other Features:	63383
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	627760
Depreciation:	163218
Depreciated Total:	464543

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				1109690.361
AvRate:				
Ind.Val				1109690.361
Juris. Factor:				Val/Su Fin: 128.39
Special Features:	0			Val/Su Net: 76.00
Final Total:	464500			Val/Su SzAd: 128.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,822	91.560	166,816	
SFL	2ND FLOOR	1,796	91.560	164,435	
BMT	BASEMENT	1,208	22.890	27,650	
FBM	FIN BMT	588	41.200	24,226	
OFFP	OPEN PORCH	450	15.000	6,750	
WDK	WOOD DECK	248	20.000	4,959	
Net Sketched Area:		6,112	Total:	394,836	
Size Ad	3618	Gross Area	6112	FinArea	3618

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
3	GARAGE	D	Y	1	580	F	FR	1840	32.40	T	80	101			3,800		3,800
2	SHED/FR	D	Y	1	56	A	AV	1840	15.00	T	70	101			300		300

PARCEL ID

134 27 0

IMAGE



AssessPro Patriot Properties, Inc