



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:
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.88 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 Influ	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	Unbuildable
905	CHARITY		2.0435		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									61,305						61,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			3.880	603,700	603,700		
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	4.2	613,300	613,300	613,300	Year End Roll	9/28/2017
2017	130	FV		0	4.2	582,900	582,900	582,900	Year End Roll	9/29/2016
2016	130	FV		0	4.2	567,700	567,700	567,700	Year End Roll	1/14/2016
2015	130	FV		0	4.2	530,900	530,900	530,900	Year End	10/2/2014
2014	132	FV		0	4.2	126,000	126,000	126,000	Year End Roll	1/23/2014
2013	132	FV		0	4.2	126,000	126,000	126,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLEN TR,SUSAN	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

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

Total AC/HA:	3.88005	Total SF/SM:	169014.97	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 3	Total:	603,705	SpI Credit		Total:	603,700
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

EXTERIOR INFORMATION

Table with exterior details: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath details: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

COMMENTS

6/2014 Reclassified parcel as buildable with newly created frontage.. 11/2017 SEE CONVEYANCE OF 1.1 ACRES (LOT 7) ON A JUNE20, 2017 PLAN OF LAND (NOT YET RECORDED).

RESIDENTIAL GRID

Table with residential grid info: 1st Res Grid, Desc, # Units, Level, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB.

GENERAL INFORMATION

Table with general info: Grade, Year Bilt, Eff Yr Bilt, Alt LUC, Alt %, Jurisdct, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features: Kits, A Kits, Frpl, WSFlue, Rating.

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor, % Own, Name.

REMODELING

Table with remodeling details: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

SKETCH

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar.

DEPRECIATION

Table with depreciation: Phys Cond, Functional, Economic, Special, Override, Total.

CALC SUMMARY

Table with calc summary: 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 comparable sales: 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

Large table for spec features and yard items with 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.

IMAGE

SUB AREA

Table for sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table for sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

AssessPro Patriot Properties, Inc