### Property Location

- **Map**: 113
- **Lot**: 68
- **Sublot**: 0

#### Ownership

- **Owner 1**: TOTH ADRIAN
- **Owner 2**: KEOWN WAYNE A
- **Owner 3**: KEOWN HELENA F

#### Street Information

- **Street 1**: 169 BEDFORD RD
- **Street 2**: 169 BEDFORD RD

### Previous Assessment

- **Parcel ID**: 113 68 0

#### Tax Assessment

<table>
<thead>
<tr>
<th>Year</th>
<th>Use</th>
<th>Assessed Value</th>
<th>Appraised Value</th>
<th>Market Adj Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>FV</td>
<td>147,900</td>
<td>428,100</td>
<td>442,700</td>
</tr>
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<td>2017</td>
<td>FV</td>
<td>147,900</td>
<td>428,100</td>
<td>442,700</td>
</tr>
</tbody>
</table>

### Sales Information

- **Grantor**: KEOWN WAYNE A
- **Legal Ref**: 47233-132
- **Date**: 4/4/2006
- **Sale Code**: 480000
- **Sale Price**: $400,000

### Building Permits

- **Building Reason**: RESIDENTIAL
- **Census**: Exempt

### Activity Information

- **Last Visit**: 9/21/1993

### Analysis

This parcel contains 1.05 ACRES of land primarily classified as ONE FAM with a Ranch Building. The building is mainly STUCCO Exterior and ASPHALT Roof Cover, with 1 Unit, 2 Baths, 0 Half Baths, 0.34 Bathrooms, 5 Rooms, and 2 Stories.

### Additional Information

- **Legal Description**:
- **Street/City**: Twn/City: MA
- **Postal**: 01773-1512

### Database

- **Database**: FY2020
- **Fed Code**: meadorse

**Disclaimer:** This information is believed to be correct but is subject to change and is not warranted.
1 - 1ST FLOOR

RESIDENTIAL GRID

Level | FY | LR | RD | D | FR | RR | FB | HB | L | O
----- |--- |--- |--- |--- |--- |--- |--- |--- |--- |---
1st Res Grid | No Unit | RMS | BS | RS | FL

OTHER FEATURES

Kits: 2 | Rating: AVERAGE
A Kits: | Rating: AVERAGE
Frgt: 1 | Rating: AVERAGE
WSFlue: | Rating: AVERAGE

COMMENTS

RESIDENTIAL GRID

Level | FY | LR | RD | D | FR | RR | FB | HB | L | O
----- |--- |--- |--- |--- |--- |--- |--- |--- |--- |---
1st Res Grid | No Unit | RMS | BS | RS | FL

COMPARABLE SALES

Rate | Parcel ID | Type | Date | Sale Price
----- |----------- |----- |----- |------------
5.00 | 113680 | 0 | 1984 | 18.00 T 60 101 113 68 0 | 101 101 3,500 3,500
15.00 | D | Y | 1 | 15X32 | A | AV | 1984 | 15.00 T 60 101 113 68 0 | 101 101 3,500 3,500

SKETCH

SUB AREA

Code | Description | Area - SQ | Rate - AV | Undepr Value
----- |------------- |---------- |---------- |-------------
FFL | 1ST FLOOR | 1.271 | 108.220 | 137,546
BMT | BASEMENT | 1.019 | 27.050 | 27,569
GAR | GARAGE | 468 | 36.000 | 16,848
EFP | ENCL PORCH | 140 | 36.000 | 5,040
OFF | OPEN PORCH | 132 | 15.000 | 1,980
STG | STORAGE | 60 | 15.000 | 900

SUB AREA DETAIL

Net Sketched Area: 3.090 | Total: 189.883

IMAGE

AssessPro Patriot Properties, Inc