

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BEDFORD LN, LINCOLN

OWNERSHIP

Owner 1:	LEE JENG SHIN
Owner 2:	YU SYIN YIN
Owner 3:	
Street 1:	9 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1404 Type:

PREVIOUS OWNER

Owner 1:	MCKELVY DOUGLAS S JR -
Owner 2:	-
Street 1:	9 BEDFORD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1404

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	7.	1.697	R3									476,157						476,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	406,400	900	0.920	476,200	883,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 213.44						/Parcel: 213.44	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	410,300	900	.92	461,200	872,400	872,400	Create Final value 2019	6/4/2019
2018	101	FV	410,300	900	.92	461,200	872,400	872,400	Year End Roll	9/28/2017
2017	101	FV	392,600	900	.92	435,300	828,800	828,800	Year End Roll	9/29/2016
2016	101	FV	385,600	900	.92	422,400	808,900	808,900	Year End Roll	1/14/2016
2015	101	FV	371,500	900	.92	391,100	763,500	763,500	Year End	10/2/2014
2014	101	FV	367,900	900	.92	350,300	719,100	719,100	Year End Roll	1/23/2014
2013	101	FV	360,900	900	.92	340,100	701,900	701,900	Year End Roll	10/25/2012
2012	101	FV	354,900	900	.92	374,100	729,900	729,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCKELVY DOUGLAS	38450-134		3/21/2003		797000	No	No			
WOZNAC, RICHARD	19641-254		2/9/1989		369000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2016	6584	SOLAR PA	2,170	C				Install roof mount
9/13/2004	3034	SHED	2,000	C	5/21/2005			
8/2/1999	1766	RENO-ADD	300,000	C	6/19/2000			6/19/00 50%

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
6/5/2001	MEAS+INSPCTD	615	
6/19/2000	MEAS+INSPCTD	611	
1/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 476,158	Spl Credit	Total: 476,200
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EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
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:	1930
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

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:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	Yes 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
2	SHED/FR	D	Y	1	8x10	A	AV	2004	15.00	T	25	101			900			900

More: N	Total Yard Items: 900	Total Special Features:	Total: 900
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	0.92143834
Const Adj.:	1.01999998
Adj \$ / SQ:	81.768
Other Features:	77699
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	549246
Depreciation:	142804
Depreciated Total:	406442

COMMENTS

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: 11	BR: 5	Baths: 3	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2000

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

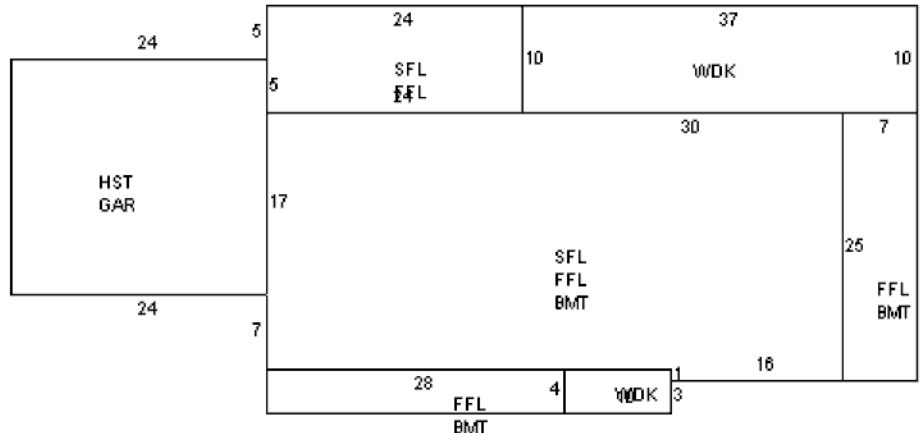
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	873766.5019
Juris. Factor:		Val/Su Fin:	98.19		
Special Features:	0	Val/Su Net:	67.32		
Final Total:	406400	Val/Su SzAd:	116.12		

PARCEL ID 113 60 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,839	81.770	150,372	
BMT	BASEMENT	1,599	28.620	45,762	
SFL	2ND FLOOR	1,397	81.770	114,214	
GAR	GARAGE	528	36.000	19,008	
WDK	WOOD DECK	410	17.730	7,267	
HST	HALF STORY	264	81.770	21,587	
Net Sketched Area:		6,037	Total:	358,210	
Size Ad	3499.7999	Gross Area	6456	FinArea	4139

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	90				

IMAGE

