



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLLISTER J SALLY BOSTON		
Owner 2:			
Owner 3:			
Street 1:	139 BEDFORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-2700		Type:

PREVIOUS OWNER

Owner 1:	HOLLISTER WALTER M -		
Owner 2:	HOLLISTER J SALLY -		
Street 1:	139 BEDFORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-2700		

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1951, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	479,700	200	2.200	570,900	1,050,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 139.71						/Parcel: 139.71	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	464,600	200	2.2	553,300	1,018,100	1,018,100	Create Final value 2019	6/4/2019
2018	101	FV	464,600	200	2.2	553,300	1,018,100	1,018,100	Year End Roll	9/28/2017
2017	101	FV	454,600	200	2.2	522,900	977,700	977,700	Year End Roll	9/29/2016
2016	101	FV	454,600	200	2.2	507,700	962,500	962,500	Year End Roll	1/14/2016
2015	101	FV	434,500	200	2.2	470,900	905,600	905,600	Year End	10/2/2014
2014	101	FV	302,300	200	2.2	422,900	725,400	725,400	Year End Roll	1/23/2014
2013	101	FV	295,800	200	2.2	410,900	706,900	706,900	Year End Roll	10/25/2012
2012	101	FV	330,100	200	2.2	450,900	781,200	781,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLLISTER WALTE	34851-184		2/19/2002	CONVENIENC		1	No	No		
	10337-55		8/19/1963		32000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/24/1997	1240	ADDITION	240,000	C	3/28/1998			3/28/98 75%

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
3/27/1999	MEAS+INSPCTD	602	
3/28/1998	MEAS+INSPCTD	602	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.19955	Total SF/SM:	95812.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	570,890	Spl Credit		Total:	570,900
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EXTERIOR INFORMATION

Type:	5	- CAPE
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:	C+ - AVG. (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		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:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
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
2	SHED/FR	D	Y	1	48	A	AV	1951	15.00	T	70	101			200			200

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	23.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		23.6%

CALC SUMMARY

Basic \$ / SQ:	82.00
Size Adj.:	0.85849911
Const Adj.:	1.01999998
Adj \$ / SQ:	71.805
Other Features:	56500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	627827
Depreciation:	148167
Depreciated Total:	479660

COMMENTS

9/16/13 sketch error-corrections made.

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:	9	BRs:	5	Baths:	3	HB	1				

REMODELING

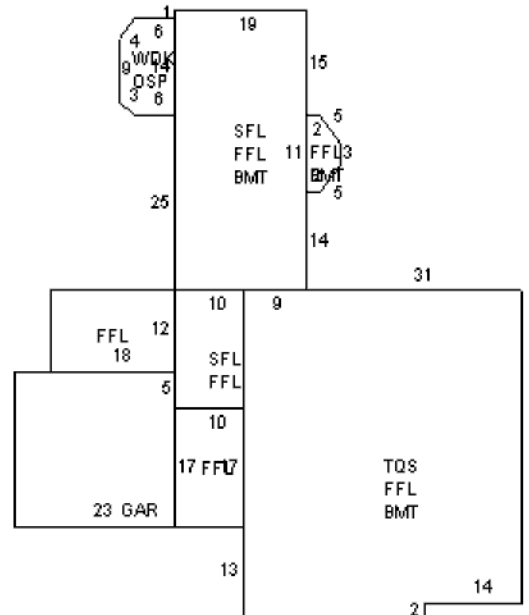
Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1998

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 873285.5130
Juris. Factor:		Val/Su Fin:	63.78	
Special Features:	0	Val/Su Net:	53.87	
Final Total:	479700	Val/Su SzAd:	86.75	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,211	71.800	230,565	
BMT	BASEMENT	2,655	31.410	83,406	
TQS	3/4 STORY	1,389	71.800	99,737	
SFL	2ND FLOOR	930	71.800	66,779	
GAR	GARAGE	506	36.000	18,216	
OSP	SCRN PORCH	107	22.500	2,408	
WDK	WOOD DECK	107	27.570	2,950	
Net Sketched Area:		8,905	Total:	504,061	
Size Ad	5530	Gross Area	9368	FinArea	7521

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	0

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 200

Total Special Features:

Total: 200