

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 135 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | VALPEY JOHN B |
| Owner 2: | VALPEY SUSAN D |
| Owner 3: | |
| Street 1: | 135 BEDFORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2700 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.82 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 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: | | | | Topo | | |
| D | | | | Street | 1 | PAVED |
| s | | | | 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 | | 79279 | | SQUARE FE | PRIME SITE | | 0 | 6.35 | 1.006 | R2 | | | | | | | | | 506,627 | | | | | | 506,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 817,600 | 11,500 | 1.820 | 506,600 | 1,335,700 |
| Total Card | 817,600 | 11,500 | 1.820 | 506,600 | 1,335,700 |
| Total Parcel | 817,600 | 11,500 | 1.820 | 506,600 | 1,335,700 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 218.13 | /Parcel: 218.13 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 817,300 | 11500 | 1.82 | 489,900 | 1,318,700 | 1,318,700 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 799,200 | 900 | 1.82 | 489,900 | 1,290,000 | 1,290,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 748,600 | 900 | 1.82 | 475,500 | 1,225,000 | 1,225,000 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 739,900 | 900 | 1.82 | 475,500 | 1,216,300 | 1,216,300 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 710,200 | 900 | 1.82 | 402,900 | 1,114,000 | 1,114,000 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 702,700 | 900 | 1.82 | 361,400 | 1,065,000 | 1,065,000 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 687,900 | 900 | 1.82 | 351,000 | 1,039,800 | 1,039,800 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 809,200 | 900 | 1.82 | 319,100 | 1,129,200 | 1,129,200 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|
| YOUNG LEE A + J | 23989-490 | | 12/3/1993 | | 407500 | No | No | |
| BONIA WALTER J | 14280-227 | | 5/5/1981 | | 160500 | No | No | |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 10/18/2002 | 2602 | RENO-ADD | 500,000 | C | 6/17/2003 | | | 2 add & reno inter |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/30/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 9/28/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/15/2004 | MEAS/EXT INS | 615 | |
| 6/21/2003 | MEAS+INSPCTD | 615 | |
| 11/6/1995 | MEAS/EXT INS | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 1.82000 | Total SF/SM: | 79279.20 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 2 | Total: | 506,627 | SpI Credit | | Total: | 506,600 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

