

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOOF MARTIN
Owner 2:	LOOF MELINDA A WEBSTER
Owner 3:	
Street 1:	159 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1510 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.16 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		50529		SQUARE FE	PRIME SITE		0	6.35	1.408	R2									451,858						451,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	153,500	500	1.160	451,900	605,900		0
							GIS Ref
							GIS Ref
Total Card	153,500	500	1.160	451,900	605,900	Entered Lot Size	
Total Parcel	153,500	500	1.160	451,900	605,900	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 343.48		/Parcel: 343.48			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	139,400	500	1.16	436,900	576,800	576,800	Create Final value 2019	6/4/2019
2018	101	FV	139,400	500	1.16	436,900	576,800	576,800	Year End Roll	9/28/2017
2017	101	FV	138,000	500	1.16	424,100	562,600	562,600	Year End Roll	9/29/2016
2016	101	FV	136,600	500	1.16	424,100	561,200	561,200	Year End Roll	1/14/2016
2015	101	FV	133,700	500	1.16	359,400	493,600	493,600	Year End	10/2/2014
2014	101	FV	128,100	500	1.16	322,300	450,900	450,900	Year End Roll	1/23/2014
2013	101	FV	125,300	500	1.16	313,100	438,900	438,900	Year End Roll	10/25/2012
2012	101	FV	139,900	500	1.16	284,600	425,000	425,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VIRGINIA VOCKEL	21478-464		10/17/1991		195000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS+INSPCTD	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
10/17/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**EXTERIOR INFORMATION**

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - AVERAGE
Year Blt:	1950
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	1 - DRYWALL 50%
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:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
% AC:	0
Solar HW:	NO
Central Vac:	NO
% Com Wal:	0
% Sprinkled:	0

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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	31.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		31.8%

**CALC SUMMARY**

Basic \$ / SQ:	85.00
Size Adj.:	1.20045042
Const Adj.:	1.00979996
Adj \$ / SQ:	103.038
Other Features:	33500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	225115
Depreciation:	71587
Depreciated Total:	153529

**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								6		2												

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

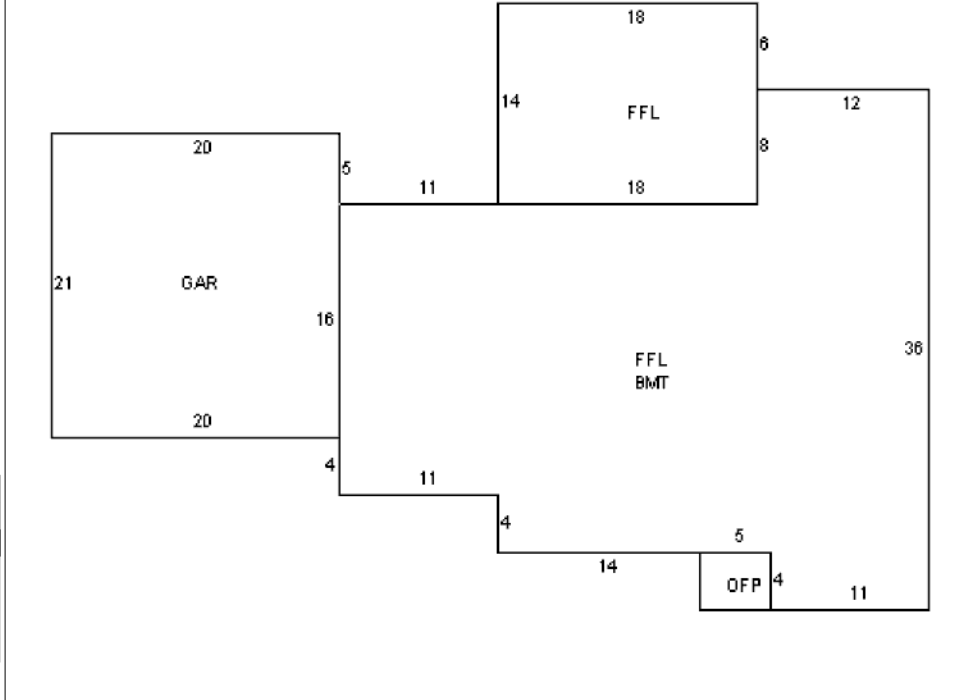
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 533495.4365
Juris. Factor:		Val/Su Fin:	87.02	
Special Features:	0	Val/Su Net:	53.82	
Final Total:	153500	Val/Su SzAd:	115.24	

**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	112	A	AV	1950	15.00	T	70	101			500			500	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,332	103.040	137,247
BMT	BASEMENT	1,080	36.060	38,948
GAR	GARAGE	420	36.000	15,120
OFP	OPEN PORCH	20	15.000	300
Net Sketched Area:		2,852	Total:	191,615
Size Ad:		1332	Gross Area:	2852
			FinArea:	1764

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	500	Total Special Features:		Total:	500
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