



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALLEN TR SUSAN
Owner 2:	BASSETT TR KENNETH
Owner 3:	RURAL LAND FOUNDATION
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry USA Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WANG - AN
Owner 2:	WANG - LORRAINE C
Street 1:	100 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2029

NARRATIVE DESCRIPTION

This Parcel contains .58 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
905	CHARITY		0.58		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									17,400						17,400	Unbuildable

Total AC/HA:	0.58000	Total SF/SM:	25264.80	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 3	Total:	17,400	SpI Credit:		Total:	17,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020

meadorse

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			0.580	17,400	17,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	905	FV		0	.58	17,400	17,400	17,400	Create Final value 2019	6/4/2019
2018	905	FV		0	.58	17,400	17,400	17,400	Year End Roll	9/28/2017
2017	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	9/29/2016
2016	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	1/14/2016
2015	132	FV		0	.58	17,400	17,400	17,400	Year End	10/2/2014
2014	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	1/23/2014
2013	132	FV		0	.58	17,400	17,400	17,400	Year End Roll	10/25/2012
2012	132	FV		0	5.8	174,000	174,000	174,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WANG,AN	1500-80		11/15/2016	MULTI-PARCEL	400000	No	No			
WANG AN,	58315-065		1/19/2012	INVOLVED GOV		0	Yes	No		2012 split-taking for Rte 2 access
	580-15		10/19/1956			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	29 24 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	17:54:16

LAST REV

Date	Time
04/10/17	11:21:51

apro 1086

**EXTERIOR INFORMATION**

Table with exterior details: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

**GENERAL INFORMATION**

Table with general details: Grade, Year Blt, Alt LUC, Jurisdic, Const Mod, Lump Sum Adj.

**INTERIOR INFORMATION**

Table with interior details: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, % Com Wal.

**BATH FEATURES**

Table with bath details: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

**OTHER FEATURES**

Table with other features: Kits, A Kits, Frpl, WSFlue, Rating.

**CONDO INFORMATION**

Table with condo details: Location, Total Units, Floor, % Own, Name.

**DEPRECIATION**

Table with depreciation details: Phys Cond, Functional, Economic, Special, Override, Total.

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

**COMMENTS**

Large empty box for comments.

**RESIDENTIAL GRID**

Table with residential grid details: 1st Res Grid, Desc, # Units, Level, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB.

**REMODELING**

Table with remodeling details: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

**RES BREAKDOWN**

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

**SKETCH**

Large empty box for sketch.

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Size Ad, Gross Area, FinArea.

**SUB AREA DETAIL**

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

**SPEC FEATURES/YARD ITEMS**

Table with spec features: 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.

**PARCEL ID** 127 6 0

IMAGE

AssessPro Patriot Properties, Inc

Summary row: More: N, Total Yard Items, Total Special Features, Total.