



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOTH ADRIAN
Owner 2:	
Owner 3:	
Street 1:	169 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1512 Type:

PREVIOUS OWNER

Owner 1:	KEOWN WAYNE A -
Owner 2:	KEOWN HELENA F -
Street 1:	169 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1512

NARRATIVE DESCRIPTION

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1949, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		45738		SQUARE FE	PRIME SITE		0	6.25	1.524	R2									435,759						435,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	162,400	3,900	1.050	435,800	602,100	
Total Card		162,400	3,900	1.050	435,800	602,100
Total Parcel		162,400	3,900	1.050	435,800	602,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 473.72		/Parcel: 473.72		

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

Insp Date	09/18/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	161,100	3900	1.05	442,700	607,700	607,700	Year End Roll	9/26/2019
2019	101	FV	147,900	3900	1.05	428,100	579,900	579,900	Create Final value 2019	6/4/2019
2018	101	FV	147,900	3900	1.05	428,100	579,900	579,900	Year End Roll	9/28/2017
2017	101	FV	146,600	3900	1.05	415,500	566,000	566,000	Year End Roll	9/29/2016
2016	101	FV	145,200	3900	1.05	415,500	564,600	564,600	Year End Roll	1/14/2016
2015	101	FV	142,600	3900	1.05	352,100	498,600	498,600	Year End	10/2/2014
2014	101	FV	137,300	3900	1.05	315,800	457,000	457,000	Year End Roll	1/23/2014
2013	101	FV	134,700	3900	1.05	306,800	445,400	445,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KEOWN WAYNE A,	47233-132		4/4/2006		480000	No	No			
DOLAN PATRICK J	28770-136		6/29/1998		352000	No	No			
CHIPMAN ROBERT	23674-20		9/21/1993	FAMILY	175000	No	No		RELATIVES	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
4/7/1999	MEAS+INSPCTD	600	
11/3/1995	MEAS+INSPCTD	607	
7/20/1995	INSPECTED	600	
6/14/1994	FIELDREV CHG	600	
5/1/1991	INSPECTED	601	

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:	3 - CONCRETE	
Prime Wall:	6 - STUCCO	
Sec Wall:		%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C - AVERAGE	
Year Blt:	1949	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	6 - CERAMIC TL	
Sec Floors:	3 - HARDWOOD	40%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	1 - FORCED H/A	
# 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
11	POOL I-V	D	Y	1	15X32	A	AV	1984	18.00	T	60	101			3,500			3,500
2	SHED/FR	D	Y	1	70	A	AV	1984	15.00	T	60	101			400			400

More:	N	Total Yard Items:	3,900	Total Special Features:		Total:	3,900
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	32%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		32%

CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	1.22206926
Const Adj.:	1.04180717
Adj \$ / SQ:	109.492
Other Features:	47000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	238825
Depreciation:	76424
Depreciated Total:	162401

COMMENTS

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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:	5	BR:	2	Baths:	2	HB:					

REMODELING

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

RES BREAKDOWN

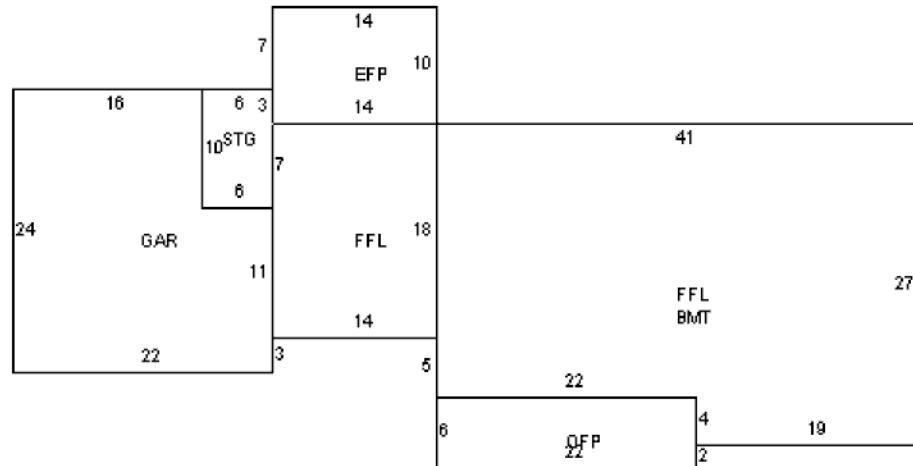
No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	113800.0000
Juris. Factor:		Val/Su Fin:	127.77		
Special Features:	0	Val/Su Net:	52.56		
Final Total:	162400	Val/Su SzAd	127.77		

PARCEL ID

113 68 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,271	109.490	139,164	
BMT	BASEMENT	1,019	27.370	27,893	
GAR	GARAGE	468	36.000	16,848	
EFP	ENCL PORCH	140	36.000	5,040	
OPF	OPEN PORCH	132	15.000	1,980	
STG	STORAGE	60	15.000	900	
Net Sketched Area:		3,090	Total:	191,825	
Size Ad	1271	Gross Area	3090	Fin Area	1271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100				

IMAGE