



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	6.25	1.408	R2									444,742						444,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	154,900	500	1.160	444,700	600,100		0
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18
Total Card			154,900	500	1.160	444,700	600,100
Total Parcel			154,900	500	1.160	444,700	600,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		340.19	/Parcel:	340.19	
							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
2020	101	FV	153,500	500	1.16	451,900	605,900	605,900	Year End Roll	9/26/2019
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

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

Table with exterior details: 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

Table with general info: Grade: C - AVERAGE, Year Blt: 1950, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: 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

SPEC FEATURES/YARD ITEMS

Table with 13 columns: 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. Row 1: 2, SHED/FR, D, Y, 1, 112, A, AV, 1950, 15.00, T, 70, 101, 500, 500

Summary row: More: N, Total Yard Items: 500, Total Special Features: , Total: 500

BATH FEATURES

Table with bath details: 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

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 31.%, Functional: , Economic: , Special: , Override: , Total: 31.8%

CALC SUMMARY

Table with calculations: Basic \$ / SQ: 86.00, Size Adj.: 1.20045042, Const Adj.: 1.00979996, Adj \$ / SQ: 104.250, Other Features: 33500, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 227188, Depreciation: 72246, Depreciated Total: 154942

COMMENTS

Empty comments box.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Line 1, # Units 1. Columns: Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes Totals: RMs: 6, BRs: 2, Baths: 1, HB

REMODELING

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

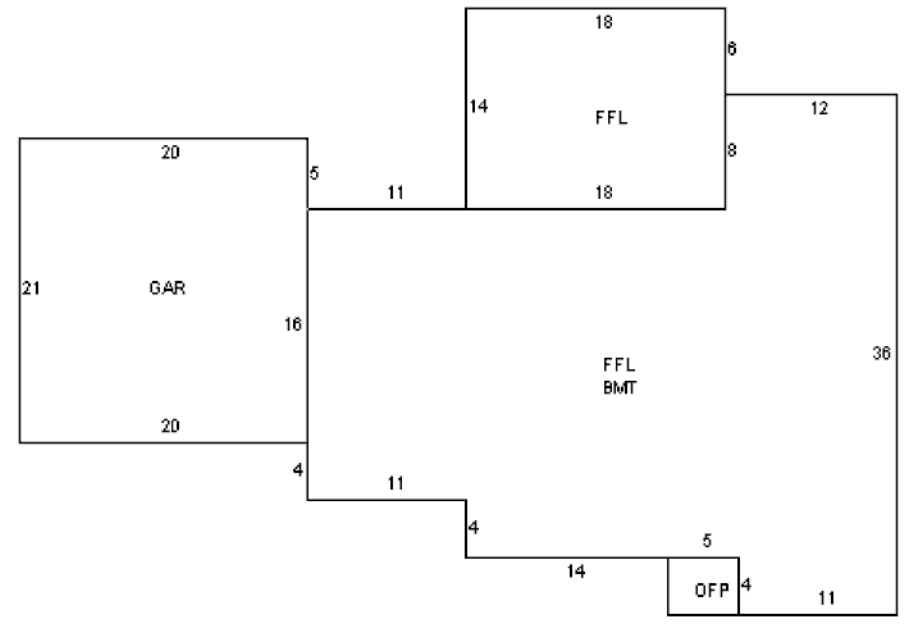
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 6, 2

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Summary: WtAv\$/SQ: , AvRate: , Ind.Val: 533495.4365, Final Total: 154900, Val/Su SzAd: 116.29

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value. Totals: Net Sketched Area: 2,852, Total: 193,689

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Rows: FFL 1ST FLOOR, BMT BASEMENT, GAR GARAGE, OFP OPEN PORCH

IMAGE

AssessPro Patriot Properties, Inc

