



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	IVES TR KATHERINE C		
Owner 2:			
Owner 3:	BEDFORD ROAD REALTY TRUST		
Street 1:	70 BEDFORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-2029		Type:

PREVIOUS OWNER

Owner 1:	IVES KATHERINE C -		
Owner 2:	-		
Street 1:	70 BEDFORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-2029		

NARRATIVE DESCRIPTION

This Parcel contains 3.19 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1979, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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:						
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		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									34,890						34,900	
101	ONE FAM		0.19		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,140						1,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	505,400		3.190	676,000	1,181,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		369.36	/Parcel:	369.36	Insp Date
						Land Unit Type:	11/29/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	451,200	0	3.19	700,000	1,151,200	1,151,200	Year End Roll	9/26/2019
2019	101	FV	429,300	0	3.19	682,400	1,111,700	1,111,700	Create Final value 2019	6/4/2019
2018	101	FV	429,300	0	3.19	682,400	1,111,700	1,111,700	Year End Roll	9/28/2017
2017	101	FV	410,000	0	3.19	676,000	1,086,000	1,086,000	Year End Roll	9/29/2016
2016	101	FV	404,000	0	3.19	657,600	1,061,600	1,061,600	Year End Roll	1/14/2016
2015	101	FV	388,800	0	3.19	611,200	1,000,000	1,000,000	Year End	10/2/2014
2014	101	FV	385,000	0	3.19	572,000	957,000	957,000	Year End Roll	1/23/2014
2013	101	FV	377,400	0	3.19	696,000	1,073,400	1,073,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
IVES KATHERINE	42817-22		5/18/2004	CONVENIENC		1	No	No		
S. WILLIAM IVES	17602-354		11/12/1986	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/31/2016	6545	WDK	50,000	C	5/30/2017			Construct a deck;
10/14/2015	6250	MANUAL	1,000	C				Sheet metal work f
7/15/2015	6167	ADDITION	90,000	C	5/30/2017			Extend living room
4/9/2008	3913	RENO-ADD	60,000	C	11/14/2008			full bmt addition
3/4/2008	3890	SHED	8,000	C	6/26/2008			construct 12x18 ga
1/7/2008	3868	MANUAL		C				wood burning stove
3/11/2004	2860	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2017	PERMIT VISIT	618	G BOURGAULT
11/29/2012	MEAS+INSPCTD	618	G BOURGAULT
6/26/2008	MEAS/EXT INS	100	
6/26/2008	MEAS/EXT INS	100	
1/13/2001	M&L EXTERIOR	613	
1/20/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	6	- WOODSHINGL
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	2	- SOFTWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	15	- HEAT PUMP	
# Heat Sys:	1		
% Heated:	100	% AC:	100
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	

More:	N
Total Yard Items:	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	16%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			16%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.93758792
Const Adj.:	1.03020000
Adj \$ / SQ:	91.761
Other Features:	67119
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	601648
Depreciation:	96264
Depreciated Total:	505384

COMMENTS

SEC 14 ACC APT.

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:	9	BR:	3	Bath:	3	HB:						

REMODELING

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

RES BREAKDOWN

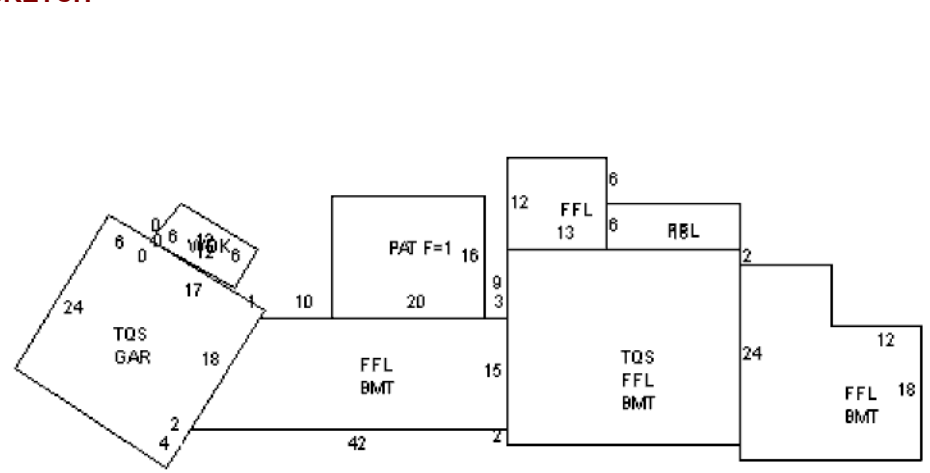
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1066324.461
Juris. Factor:		Val/Su Fin:		157.99
Special Features:	0	Val/Su Net:		83.29
Final Total:	505400	Val/Su SzAd:		158.01

PARCEL ID

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,156	91.760	197,836	
BMT	BASEMENT	1,892	22.940	43,403	
TQS	3/4 STORY	1,043	91.760	95,661	
GAR	GARAGE	584	36.000	21,024	
PAT	PATIO	320	7.000	2,240	
WDK	WOOD DECK	73	33.770	2,465	
Net Sketched Area:		6,068	Total:	362,629	
Size Ad	3198.5	Gross Area	6415	FinArea	3199

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc

Total Special Features:	
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Total:	
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