

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LATTIMORE GERALDINE H
Owner 2:	LATTIMORE DAVID
Owner 3:	
Street 1:	2 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2017 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .31 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1790, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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		13503		SQUARE FE	PRIME SITE		0	8.	4.447	R4									480,407						480,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	338,800	6,600	0.310	480,400	825,800		0
							GIS Ref
							GIS Ref
Total Card	338,800	6,600	0.310	480,400	825,800	Entered Lot Size	
Total Parcel	338,800	6,600	0.310	480,400	825,800	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 338.44		/Parcel: 338.44			Land Unit Type:	
							Insp Date
							10/25/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,400	6600	.31	498,400	849,400	849,400	Year End Roll	9/26/2019
2019	101	FV	321,300	6600	.31	485,200	813,100	813,100	Create Final value 2019	6/4/2019
2018	101	FV	321,300	6600	.31	485,200	813,100	813,100	Year End Roll	9/28/2017
2017	101	FV	318,600	6600	.31	480,400	805,600	805,600	Year End Roll	9/29/2016
2016	101	FV	309,800	6600	.31	466,600	783,000	783,000	Year End Roll	1/14/2016
2015	101	FV	291,500	6600	.31	431,800	729,900	729,900	Year End	10/2/2014
2014	101	FV	278,400	6600	.31	402,300	687,300	687,300	Year End Roll	1/23/2014
2013	101	FV	270,600	6600	.31	390,300	667,500	667,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GERALDINE H. LI	22049-163		5/20/1992	PART INTERES	175000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/21/2010	4491	ROOF		C				strip & re-roof pa
7/14/2009	4224	ROOF		C				strip and re-roof
12/1/1994	638-94	ROOF		20 C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
12/5/2006	MEAS+INSPCTD	100	
2/9/2001	M&L COMPLETE	610	
10/11/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.30999	Total SF/SM:	13503.16	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 4	Total:	480,407	SpI Credit:		Total:	480,400
--------------	---------	--------------	----------	-------------	-------------	----------------	-----------	--------	---------	-------------	--	--------	---------

**EXTERIOR INFORMATION**

Type:	1 - ANTIQUE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)
Year Blt:	1790 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact.:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	2 - SOFTWOO 50%
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
3	GARAGE	D	Y	1	20x23	A	AV	1950	36.00	T	60	101			6,600			6,600

More:	N	Total Yard Items:	6,600	Total Special Features:	
-------	---	-------------------	-------	-------------------------	--

**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:	1 Rating: AVERAGE

**OTHER FEATURES**

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Frpl:	5 Rating: AVERAGE
WSFlue:	Rating:

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	0.99590164
Const Adj.:	1.00979996
Adj \$ / SQ:	100.566
Other Features:	50500
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	513301
Depreciation:	174522
Depreciated Total:	338779

**COMMENTS**

WHEELER-FARRAR-BEMIS HSE.

**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:	7	BR:	3
	Bath:	2	HB:	

**REMODELING**

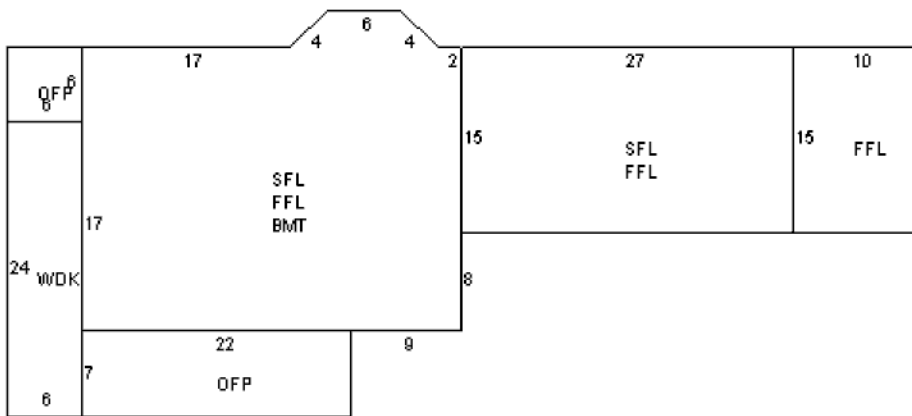
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 916703.2188
Juris. Factor:		Val/Su Fin:	138.85	
Special Features:	0	Val/Su Net:	96.41	
Final Total:	338800	Val/Su SzAd:	138.85	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,295	100.570	130,233
SFL	2ND FLOOR	1,145	100.570	115,148
BMT	BASEMENT	740	25.140	18,605
OFP	OPEN PORCH	190	15.000	2,850
WDK	WOOD DECK	144	24.150	3,477
Net Sketched Area:		3,514	Total:	270,313
Size Ad	2440	Gross Area	3514	FinArea 2440

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE****AssessPro** Patriot Properties, Inc**PARCEL ID** 143 30 0