



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: ORR TR DEBRA
Owner 2: 172 BEDFORD ROAD REALTY TRUST
Owner 3:
Street 1: 172 BEDFORD RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773-1500 Type:

**PREVIOUS OWNER**

Owner 1: ORR - DEBRA
Owner 2: -
Street 1: 172 BEDFORD RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-1500

**NARRATIVE DESCRIPTION**

This Parcel contains 4.913 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1970, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.196		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									5,880						5,900	
101	ONE FAM		2.88		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									17,280						17,300	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	429,800	1,500	4.913	656,000	1,087,300	See plan 1379 of 2007.	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 275.92						/Parcel: 275.92	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	397,700	1500	4.913	583,200	982,400	982,400	Year End Roll	10/15/2020
2020	101	FV	371,200	1500	4.913	583,200	955,900	955,900	Year End Roll	9/26/2019
2019	101	FV	377,800	1500	4.913	565,600	944,900	944,900	Create Final value 2019	6/4/2019
2018	101	FV	377,800	1500	4.913	565,600	944,900	944,900	Year End Roll	9/28/2017
2017	101	FV	361,200	1500	4.913	535,200	897,900	897,900	Year End Roll	9/29/2016
2016	101	FV	354,600	1500	4.913	520,000	876,100	876,100	Year End Roll	1/14/2016
2015	101	FV	341,300	1500	4.913	483,200	826,000	826,000	Year End	10/2/2014
2014	101	FV	241,300	1500	4.913	457,000	699,800	699,800	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ORR ,DEBRA	76231-352		11/20/2020	CONVENIENC		1	No	No		
ORR TR,DEBRA	76231-345		11/20/2020	CONVENIENC		1	No	No		
ORR,DEBRA	69356-100		5/31/2017	CONVENIENC		1	No	No		
ORR RONALD B,	59178-298		5/29/2012	DIVORCE/ESTA		1	No	No		DIVORCE AGREEMENT
ARMSTRONG FAMIL	22567-491		11/2/1992		329,000	No	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/4/2010	4478	FENCE		C				replace a 3ft fenc
7/7/1999	1742	SCREENPR	13,500	C	5/30/2000			5/30/00 100%
6/25/1998	1449	SHED	1,000	C	3/24/1999			
8/19/1997	1257	FENCE		C	1/8/1998			
2/6/1995	667-95	RENOVATI	25,000	C	8/23/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/31/2014	MEAS/EXT INS	618	G BOURGAULT
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
5/30/2000	MEAS/EXT INS	611	
3/24/1999	MEAS/EXT INS	602	
12/22/1997	ABATE-INSPEC	600	
11/3/1995	MEAS+INSPCTD	607	
8/23/1995	PERMIT VISIT	606	
6/14/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	22 - CONVENTNL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	8 - BRICK VEN 25%
Roof Struct:	5 - MANSARD
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1970 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:	4 - CARPET	
Sec Floors:	3 - HARDWOOD 50%	
Bsmnt Flr:		
Bsmnt Gar:	2	
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	3 - FORCED H/W	
# Heat Sys:	1	
% Heated:	100 % AC:	0
Solar HW:	NO Central Vac:	Yes
% 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
2	SHED/FR	D	Y	1	10X14	A	AV	1999	15.00	T	30	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Features:		Total:	1,500
-------	---	-------------------	-------	-------------------------	--	--------	-------

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	26.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.6%

**CALC SUMMARY**

Basic \$ / SQ:	107.00
Size Adj.:	0.91375548
Const Adj.:	1.05350840
Adj \$ / SQ:	103.003
Other Features:	83838
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	585498
Depreciation:	155742
Depreciated Total:	429755

**COMMENTS**

5/2014 REMOVED 40% MISIMPROVEMENT ADJ. BASED ON PERIODIC INSPECTION - NO APPARENT EXPLANATION. WETLANDS ACREAGE ADJUSTED BASED ON GIS CALCULATION..

**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:	10	BR:	5	Baths:	3	HB:	1					

**REMODELING**

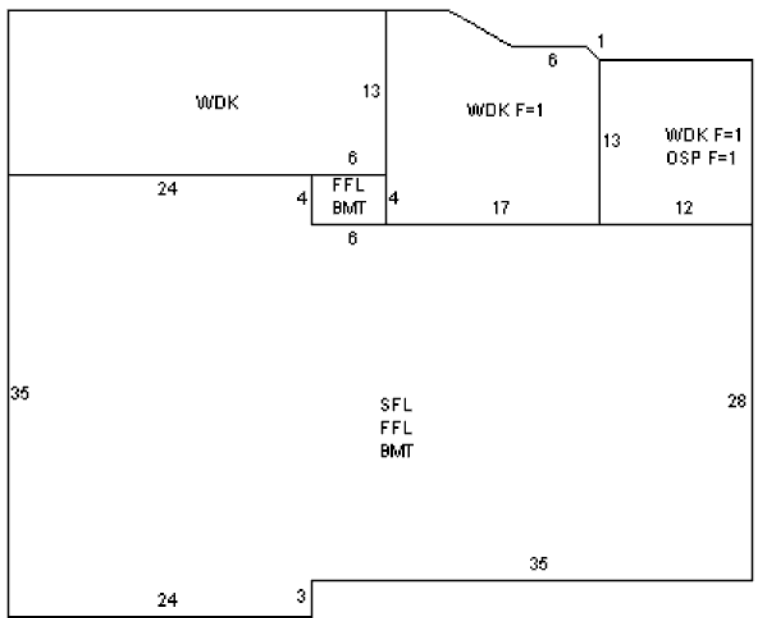
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	5	1
<b>Totals</b>			
1	10	5	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	786855.5555
Juris. Factor:		Before Depr:	113.30	
Special Features:	0	Val/Su Net:	66.43	
Final Total:	429800	Val/Su SzAd	117.30	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,844	29.610	54,607	
FFL	1ST FLOOR	1,844	103.000	189,938	
SFL	2ND FLOOR	1,820	103.000	187,466	
WDK	WOOD DECK	806	16.020	12,910	
OSP	SCRN PORCH	156	22.500	3,510	
<b>Net Sketched Area:</b>		6,470	<b>Total:</b>	448,431	
Size Ad	3664	Gross Area	6470	FinArea	3941

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	

**IMAGE**

*AssessPro* Patriot Properties, Inc

