



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

Owner 1: SHILLER BENJAMIN R
 Owner 2: GRAY LAURIE B
 Owner 3: _____
 Street 1: 181 BEDFORD RD
 Street 2: _____
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____ Own Occ: Y
 Postal: 01773-1512 Type: _____

PREVIOUS OWNER

Owner 1: WISE JR - ROBERT E
 Owner 2: WISE - BRIGITTE E
 Street 1: 181 BEDFORD RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____
 Postal: 01773-1512

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1994, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		52272		SQUARE FE	PRIME SITE		0	7.91	1.371	R3									567,001						567,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	587,200	1,200	1.200	567,000	1,155,400	
Total Card		587,200	1,200	1.200	567,000	1,155,400
Total Parcel		587,200	1,200	1.200	567,000	1,155,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 352.69		/Parcel: 352.69		

Legal Description

Entered Lot Size _____
 Total Land: _____
 Land Unit Type: _____

User Acct

GIS Ref _____
 GIS Ref _____
 Insp Date 05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	549,400	1200	1.2	501,800	1,052,400	1,052,400	Year End Roll	10/15/2020
2020	101	FV	544,700	1200	1.2	501,800	1,047,700	1,047,700	Year End Roll	9/26/2019
2019	101	FV	493,700	1200	1.2	486,000	980,900	980,900	Create Final value 2019	6/4/2019
2018	101	FV	493,700	0	1.2	486,000	979,700	979,700	Year End Roll	9/28/2017
2017	101	FV	480,200	0	1.2	458,800	939,000	939,000	Year End Roll	9/29/2016
2016	101	FV	461,900	0	1.2	445,100	907,000	907,000	Year End Roll	1/14/2016
2015	101	FV	451,200	0	1.2	412,200	863,400	863,400	Year End	10/2/2014
2014	101	FV	420,400	0	1.2	369,200	789,600	789,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WISE JR,ROBERT	63524-338		4/24/2014		1,013,000	No	No			
WISE ROBERT E J	38831-247		4/16/2003	CONVENIENC		1	Yes	No		
FAIRVIEW REALTY	24358-499		3/15/1994		115,000	Yes	No			
COMM OF MASS	24317-392		3/1/1994	SUBSEQUENT S	215,000	Yes	No		8 LOTS SOLD	
COMM OF MASS	12198-578		12/31/1940			No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/7/1994	432	NEW HOME	215,000	C	8/28/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
11/3/1995	MEAS/EXT INS	607	
8/28/1995	PERMIT VISIT	606	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE.

COMMENTS

Empty table for comments.

RESIDENTIAL GRID

Table for 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 RMs: 9 BRs: 4 Baths: 2 HB 1.

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: .

GENERAL INFORMATION

Table with general info: Grade: B+ - GOOD (+), Year Blt: 1994, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: ., Const Mod: , Lump Sum Adj: .

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: 3 - HARDWOOD, 30%, Bsmnt Flr: , Bsmnt Gar: 2, 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: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 10.%, Functional: , Economic: , Special: , Override: , Total: 10%.

REMODELING

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

RES BREAKDOWN

Table for res breakdown: No Unit RMS BRS FL, 1 9 4 1, Totals 1 9 4.

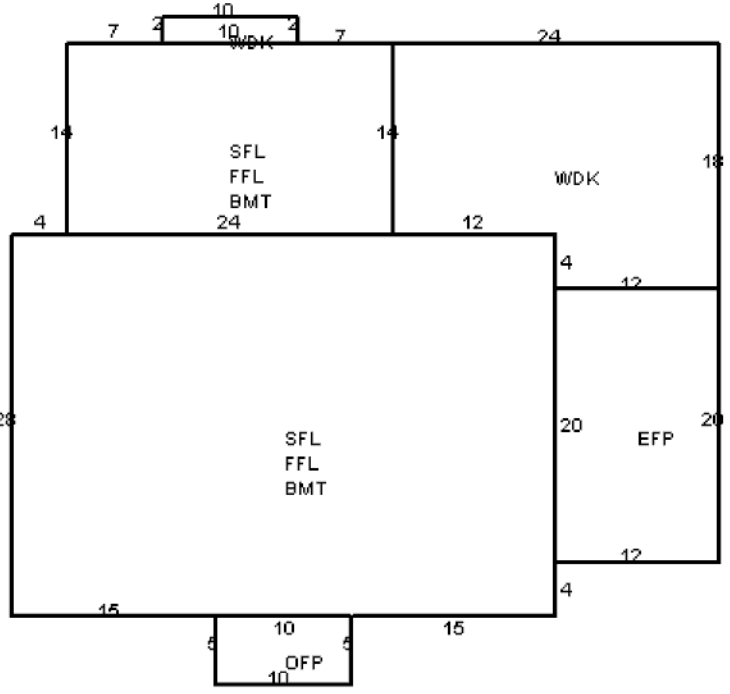
CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 103.00, Size Adj.: 0.95604396, Const Adj.: 1.00600004, Adj \$ / SQ: 99.063, Other Features: 53147, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 652436, Depreciation: 65244, Depreciated Total: 587192.

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 905883.9717, Juris. Factor: , Before Depr: 158.50, Special Features: 0, Val/Su Net: 116.00, Final Total: 587200, Val/Su SzAd: 201.65.

SKETCH



SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, BMT BASEMENT 1,456 34.050 49,581, FFL 1ST FLOOR 1,456 99.060 144,236, SFL 2ND FLOOR 1,456 99.060 144,236, WDK WOOD DECK 404 17.780 7,182, EFP ENCL PORCH 240 36.000 8,640, OFF OPEN PORCH 50 15.000 750, Net Sketched Area: 5,062 Total: 354,625, Size Ad 2912 Gross Area 5062 FinArea 3276.

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 FLA 25 A 0.

SPEC FEATURES/YARD ITEMS

Table with spec features: 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 12x8 A AV 2010 15.00 T 15 101 1,200.

PARCEL ID

114 21 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 1,200, Total Special Features: , Total: 1,200.