



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KEKA ARBEN
Owner 2:	KEKA MARJANA
Owner 3:	
Street 1:	157 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BELANGER MICHAEL P -
Owner 2:	BELANGER GISA E -
Street 1:	157 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1510

NARRATIVE DESCRIPTION

This Parcel contains 1.147 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 4 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		49968		SQUARE FE	PRIME SITE		0	7.25	1.421	R2									514,680						514,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	918,900		1.147	514,700	1,433,600
Total Card	918,900		1.147	514,700	1,433,600
Total Parcel	918,900		1.147	514,700	1,433,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		358.49	/Parcel: 358.49

Legal Description	User Acct
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
2021	101	FV	893,300	0	1.147	443,700	1,337,000	1,337,000	Year End Roll	10/15/2020
2020	101	FV	920,800	0	1.147	450,800	1,371,600	1,371,600	Year End Roll	9/26/2019
2019	101	FV	934,100	0	1.147	435,900	1,370,000	1,370,000	Create Final value 2019	6/4/2019
2018	101	FV	934,100	0	1.147	435,900	1,370,000	1,370,000	Year End Roll	9/28/2017
2017	101	FV	837,100	0	1.147	423,100	1,260,200	1,260,200	Year End Roll	9/29/2016
2016	101	FV	809,800	0	1.147	423,100	1,232,900	1,232,900	Year End Roll	1/14/2016
2015	101	FV	789,400	0	1.147	358,500	1,147,900	1,147,900	Year End	10/2/2014
2014	101	FV	160,300	0	1.147	321,600	481,900	481,900	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BELANGER MICHAEL	54530-72		4/12/2010	CHD>SALE	425,000	No	No			
STOCKELLBURG, A	11478-145		3/19/1968		8,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2012	5247	NEW HOME	450,000	C	6/25/2013			single family home
8/21/2012	5143	DEMOLITI		C				demo gar #2
8/21/2012	5142	DEMOLITI		C				demo gar #1
8/21/2012	5141	DEMOLITI		C				demo single fam ho

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2013	MEAS+INSPCTD	25	D ERSKINE
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/4/2004	M&L EXTERIOR	615	
10/17/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, 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:

BATH FEATURES

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

COMMENTS

4/2013 See plan 2012-526 showing boundary survey and revised acreage (1.1ac to 1.147ac).

GENERAL INFORMATION

Table with general info: Grade: A - VERY GOOD, Year Blt: 2012, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: , Const Mod: , Lump Sum Adj:

OTHER FEATURES

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

CONDO INFORMATION

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

RESIDENTIAL GRID

Table with residential grid details: 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: 6 BRs: 4 Baths: 4 HB 1

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 6 4, Totals 1 6 4

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wal: %, 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: 2 - GAS, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: Yes, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 0.0%, Functional: %, Economic: %, Special: NC - NEWCON 15%, Override: %, Total: 15%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 104.00, Size Adj.: 0.90003753, Const Adj.: 1.00979996, Adj \$ / SQ: 94.521, Other Features: 85650, Grade Factor: 2.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1081069, Depreciation: 162160, Depreciated Total: 918909

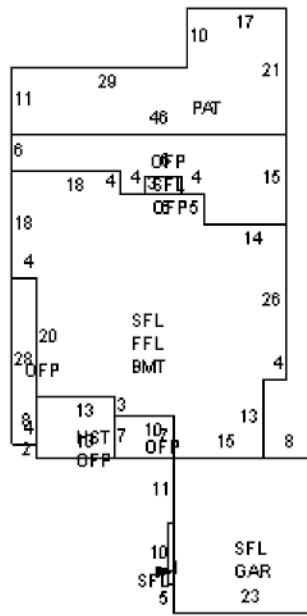
COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val: 524215.3535, Juris. Factor: Before Depr: 189.04, Special Features: 0 Val/Su Net: 119.38, Final Total: 918900 Val/Su SzAd: 229.78

SPEC FEATURES/YARD ITEMS

Table with 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

SKETCH



SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, SFL 2ND FLOOR 2,280 94.520 215,508, BMT BASEMENT 1,654 23.630 39,085, FFL 1ST FLOOR 1,654 94.520 156,338, OFP OPEN PORCH 770 15.000 11,550, PAT PATIO 676 7.000 4,732, GAR GARAGE 598 36.000 21,528, HST HALF STORY 65 94.520 6,144, Net Sketched Area: 7,697 Total: 454,885, Size Ad 3999 Gross Area 7762 FinArea 3999

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten

IMAGE

AssessPro Patriot Properties, Inc

