



PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		BEDFORD RD, LINCOLN
Unit #:		
Owner 1: BRAND STEPHEN JAMES		
Owner 2: WILLIAMS BLANDYNA TERESA		
Owner 3:		
Street 1: 161 BEDFORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	278,700	1,200	1.090	509,300	789,200	2753
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 301.75						/Parcel: 301.75

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/17/18

PREVIOUS OWNER

Owner 1:	BRAND STEPHEN JAMES TR -
Owner 2:	BLANDYNA TERESA WILLIAMS TR -
Street 1:	161 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 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	264,900	1200	1.09	439,000	705,100	705,100	Year End Roll	10/15/2020
2020	101	FV	262,600	1200	1.09	446,000	709,800	709,800	Year End Roll	9/26/2019
2019	101	FV	248,500	1200	1.09	431,300	681,000	681,000	Create Final value 2019	6/4/2019
2018	101	FV	249,400	500	1.09	431,300	681,200	681,200	Year End Roll	9/28/2017
2017	101	FV	242,400	500	1.09	418,700	661,600	661,600	Year End Roll	9/29/2016
2016	101	FV	237,700	500	1.09	418,700	656,900	656,900	Year End Roll	1/14/2016
2015	101	FV	235,300	500	1.09	354,700	590,500	590,500	Year End	10/2/2014
2014	101	FV	218,900	500	1.09	318,200	537,600	537,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAND STEPHEN J	52431-476		3/19/2009	FAMILY		1	No	No		
BRAND STEPHEN J	29543-201		9/3/1998	CONVENIENC			No	No		
ROBERT V. GREEN	20881-393		11/26/1990		270,000		No	No		

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2007	3682	RENOVATI	42,000	C				reno kit & 1/2 bat
11/23/1994	174	RENOVATI	40,000	C	12/11/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS+INSPCTD	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS DENIED	100	
6/19/2007	MEAS DENIED	100	
12/4/2004	M&L COMPLETE	615	
1/16/1995	MEAS+INSPCTD	606	
12/11/1993	PERMIT VISIT	600	

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47480		SQUARE FE	PRIME SITE		0	7.25	1.479	R2									509,269						509,300	

Total AC/HA:	1.08999	Total SF/SM:	47479.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	509,269	Spl Credit	Total:	509,300
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

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

DRIVEWAY ON SILVER BIRCH VINYL CARPORT
NO VALUE SALTBOX W/ REAR SHED DORM .

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:	3	Baths:	2	HB	1			

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	0	Rating:	AVERAGE

GENERAL INFORMATION

Grade:	C+	- AVG. (+)	
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

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

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
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:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

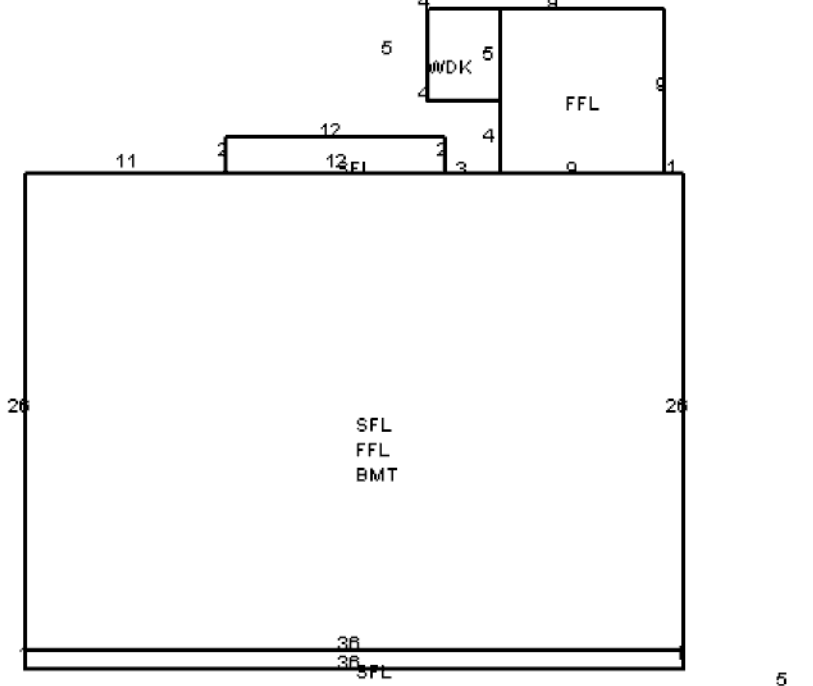
Phys Cond:	VG - Very Good	15.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.9%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	1.06357789
Const Adj.:	1.00979996
Adj \$ / SQ:	110.622
Other Features:	43500
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	331346
Depreciation:	52684
Depreciated Total:	278662

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 624176.5060
Juris. Factor:		Before Depr:		121.68
Special Features:	0	Val/Su Net:		97.14
Final Total:	278700	Val/Su SzAd:		145.66

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,017	110.620	112,503	
BMT	BASEMENT	936	48.400	45,300	
SFL	2ND FLOOR	896	110.620	99,162	
WDK	WOOD DECK	20	38.000	760	
Net Sketched Area:		2,869	Total:	257,725	
Size Ad	1913.3999	Gross Area	2969	FinArea	2615

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	0
SFL	90				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	10X11	A	AV	1950	15.00	T	70	101			500			500
2	SHED/FR	D	Y	1	8x7	A	AV	2017	15.00	T	15	101			700			700

PARCEL ID 113 71 0**IMAGE**

More:	N	Total Yard Items:	1,200	Total Special Features:		Total:	1,200
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