



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MARLEY TR BRETT D
Owner 2:	
Owner 3:	MARLEY LIVING TRUST
Street 1:	204 2ND AVENUE
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry Own Occ: Y
Postal:	02451 Type:

**PREVIOUS OWNER**

Owner 1:	Marley - William G
Owner 2:	Marley - Barbara A
Street 1:	204 Second Ave
Twn/City:	Waltham
St/Prov:	MA Cntry
Postal:	02451

**NARRATIVE DESCRIPTION**

This Parcel contains 2.127 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1957, Having Primarily WOOD SHING Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Infru	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		0.29		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,740						1,700	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	127,600		2.127	634,500	762,100	661	0			
							GIS Ref			
							GIS Ref			
Total Card					127,600	2.127	634,500	762,100	Entered Lot Size	
Total Parcel					127,600	2.127	634,500	762,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		390.22	/Parcel:	390.22	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	111,300	0	2.127	561,700	673,000	673,000	Year End Roll	10/15/2020
2020	101	FV	107,000	0	2.127	561,700	668,700	668,700	Year End Roll	9/26/2019
2019	101	FV	107,000	0	2.127	544,100	651,100	651,100	Create Final value 2019	6/4/2019
2018	101	FV	107,000	0	2.127	544,100	651,100	651,100	Year End Roll	9/28/2017
2017	101	FV	99,100	0	2.127	513,700	612,800	612,800	Year End Roll	9/29/2016
2016	101	FV	98,000	0	2.127	498,500	596,500	596,500	Year End Roll	1/14/2016
2015	101	FV	95,800	0	2.127	461,700	557,500	557,500	Year End	10/2/2014
2014	101	FV	91,500	0	2.127	413,700	505,200	505,200	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Marley,William	60337-315		10/26/2012	FAMILY	10	No	No			
MARLEY DEREK JA	54609-594		4/29/2010	FAMILY	10	No	No			
FRASER ROBERT M	30329-167		6/11/1999		435,000	No	No			
	9316-420		2/1/1959		27,000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
7/29/2008	MEAS/EXT INS	25	D ERSKINE
1/13/2001	M&L EXTERIOR	613	
10/12/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	2	- BUNGALOW
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:	4	- FLAT
Roof Cover:	4	- TAR+GRAVEL
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	D+	- FAIR (+)
Year Blt:	1957	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		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:	5	- LINO/VINYL 50%
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: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled 0

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: 100
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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	FR - Fair	43.8%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		43.8%

**CALC SUMMARY**

Basic \$ / SQ:	99.00
Size Adj.:	1.28763437
Const Adj.:	0.94520247
Adj \$ / SQ:	120.490
Other Features:	46684
Grade Factor:	0.76
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	227095
Depreciation:	99468
Depreciated Total:	127628

**COMMENTS**

INCLUDES 29-23-1 (.57 AC.) Transferred 3/25/70 from Ann Banks to Fraser Bk11813 Pg147

**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												

**REMODELING**

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

**RES BREAKDOWN**

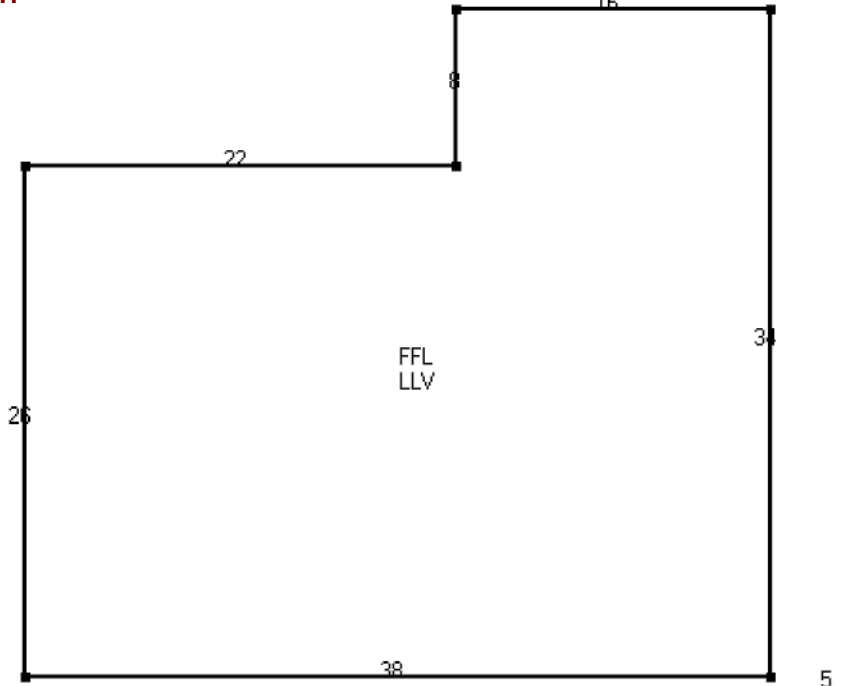
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	545700.6355
Juris. Factor:		Before Depr:	91.57		
Special Features:	0	Val/Su Net:	57.17		
Final Total:	127600	Val/Su SzAd	114.34		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,116	120.490	134,467	
LLV	LOWR LEVEL	1,116	105.430	117,659	
Net Sketched Area:		2,232	Total:	252,126	
Size Ad	1116	Gross Area	2232	FinArea	1953

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	RRM	75	A	0

**IMAGE**

AssessPro Patriot Properties, Inc

