



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOTH ADRIAN
Owner 2:	
Owner 3:	
Street 1:	169 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1512 Type:

PREVIOUS OWNER

Owner 1:	KEOWN WAYNE A -
Owner 2:	KEOWN HELENA F -
Street 1:	169 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1512

NARRATIVE DESCRIPTION

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1949, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45738		SQUARE FE	PRIME SITE		0	8.	1.524	R2									557,771						557,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	195,600	2,900	1.050	557,800	756,300
Total Card	195,600	2,900	1.050	557,800	756,300
Total Parcel	195,600	2,900	1.050	557,800	756,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		595.04	/Parcel: 595.04

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
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
2022	101	FV	175,600	3900	1.05	505,500	685,000	685,000	Year End Roll	10/19/2021
2021	101	FV	162,400	3900	1.05	435,800	602,100	602,100	Year End Roll	10/15/2020
2020	101	FV	161,100	3900	1.05	442,700	607,700	607,700	Year End Roll	9/26/2019
2019	101	FV	147,900	3900	1.05	428,100	579,900	579,900	Create Final value 2019	6/4/2019
2018	101	FV	147,900	3900	1.05	428,100	579,900	579,900	Year End Roll	9/28/2017
2017	101	FV	146,600	3900	1.05	415,500	566,000	566,000	Year End Roll	9/29/2016
2016	101	FV	145,200	3900	1.05	415,500	564,600	564,600	Year End Roll	1/14/2016
2015	101	FV	142,600	3900	1.05	352,100	498,600	498,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KEOWN WAYNE A,	47233-132		4/4/2006		480,000	No	No			
DOLAN PATRICK J	28770-136		6/29/1998		352,000	No	No			
CHIPMAN ROBERT	23674-20		9/21/1993	FAMILY	175,000	No	No		RELATIVES	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
4/7/1999	MEAS+INSPCTD	600	
11/3/1995	MEAS+INSPCTD	607	
7/20/1995	INSPECTED	600	
6/14/1994	FIELDREV CHG	600	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	3	- CONCRETE
Prime Wall:	6	- STUCCO
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1949	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:	6 - CERAMIC TL
Sec Floors:	3 - HARDWOOD 40%
Bsmnt Flr:	
Bsmnt Gar:	
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: 0
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
11	POOL I-V	D	Y	1	15X32	A	AV	1984	18.00	T	70	101			2,600			2,600
2	SHED/FR	D	Y	1	70	A	AV	1984	15.00	T	70	101			300			300

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	35%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	1.22206926
Const Adj.:	1.04180717
Adj \$ / SQ:	150.233
Other Features:	47000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	300986
Depreciation:	105345
Depreciated Total:	195641

COMMENTS

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:	5	BR:	2	Baths:	2	HB						

REMODELING RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	5	2	

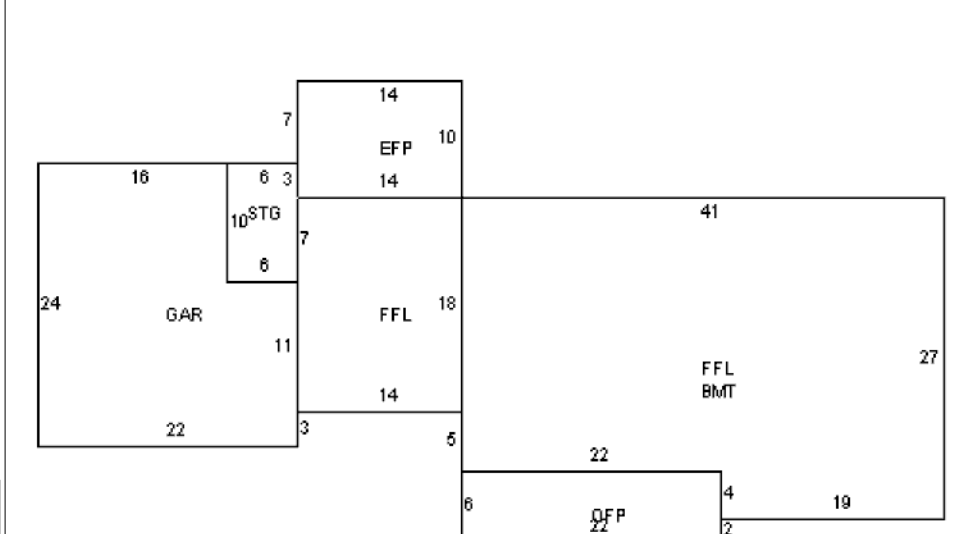
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

Final Total:	195600	Val/Su SzAd	153.89
Juris. Factor:		Before Depr:	150.23
Special Features:	0	Val/Su Net:	63.30
Final Total:	195600	Val/Su SzAd	153.89
Parcel ID:	113 68 0		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,271	150.230	190,946	
BMT	BASEMENT	1,019	37.560	38,272	
GAR	GARAGE	468	36.000	16,848	
EFP	ENCL PORCH	140	36.000	5,040	
OFP	OPEN PORCH	132	15.000	1,980	
STG	STORAGE	60	15.000	900	
Net Sketched Area:	3,090	Total:		253,986	
Size Ad	1271	Gross Area	3090	Fin Area	1271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100				

IMAGE



AssessPro Patriot Properties, Inc