



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ORR TR DEBRA
Owner 2:	172 BEDFORD ROAD REALTY TRUST
Owner 3:	
Street 1:	172 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

PREVIOUS OWNER

Owner 1:	ORR - DEBRA
Owner 2:	-
Street 1:	172 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This Parcel contains 4.913 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1970, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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 Infl	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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.196		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									5,880						5,900	
101	ONE FAM		2.88		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									17,280						17,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	492,400	800	4.913	723,200	1,216,400	See plan 1379 of 2007.	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 308.68						/Parcel: 308.68	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	429,800	1500	4.913	656,000	1,087,300	1,087,300	Year End Roll	10/19/2021
2021	101	FV	397,700	1500	4.913	583,200	982,400	982,400	Year End Roll	10/15/2020
2020	101	FV	371,200	1500	4.913	583,200	955,900	955,900	Year End Roll	9/26/2019
2019	101	FV	377,800	1500	4.913	565,600	944,900	944,900	Create Final value 2019	6/4/2019
2018	101	FV	377,800	1500	4.913	565,600	944,900	944,900	Year End Roll	9/28/2017
2017	101	FV	361,200	1500	4.913	535,200	897,900	897,900	Year End Roll	9/29/2016
2016	101	FV	354,600	1500	4.913	520,000	876,100	876,100	Year End Roll	1/14/2016
2015	101	FV	341,300	1500	4.913	483,200	826,000	826,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ORR ,DEBRA	76231-352		11/20/2020	CONVENIENC		1	No	No		
ORR TR,DEBRA	76231-345		11/20/2020	CONVENIENC		1	No	No		
ORR,DEBRA	69356-100		5/31/2017	CONVENIENC		1	No	No		
ORR RONALD B,	59178-298		5/29/2012	DIVORCE/ESTA		1	No	No		DIVORCE AGREEMENT
ARMSTRONG FAMIL	22567-491		11/2/1992		329,000	No	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/4/2010	4478	FENCE		C				replace a 3ft fenc
7/7/1999	1742	SCREENPR	13,500	C	5/30/2000			5/30/00 100%
6/25/1998	1449	SHED	1,000	C	3/24/1999			
8/19/1997	1257	FENCE		C	1/8/1998			
2/6/1995	667-95	RENOVATI	25,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
7/31/2014	MEAS/EXT INS	618	G BOURGAULT
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
5/30/2000	MEAS/EXT INS	611	
3/24/1999	MEAS/EXT INS	602	
12/22/1997	ABATE-INSPEC	600	
11/3/1995	MEAS+INSPCTD	607	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

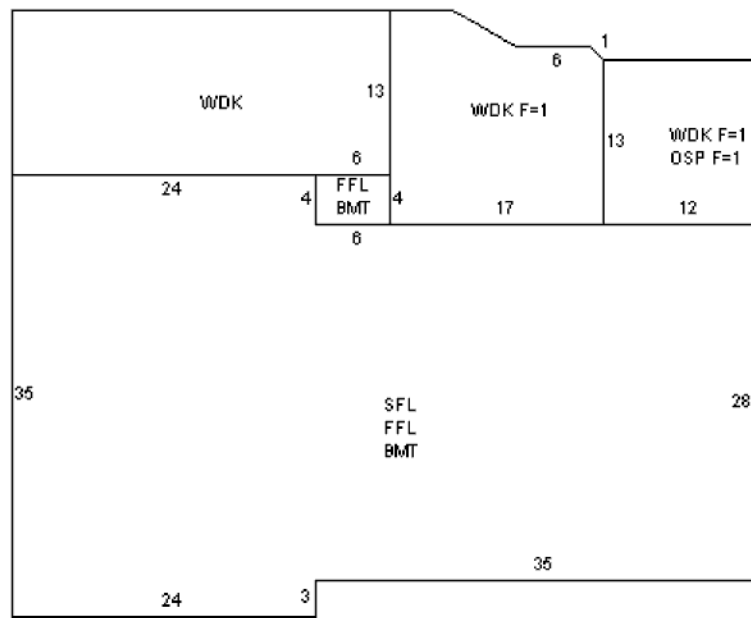
Type:	22	- CONVENT NL	
Sty Ht:	2	- 2	
(Liv) Units:	1	Total: 1	
Foundation:	1	- CONCRETE	
Frame:	1	- WOOD	
Prime Wall:	2	- CLAPBOARD	
Sec Wall:	8	- BRICK VEN	25%
Roof Struct:	5	- MANSARD	
Roof Cover:	6	- WOODSHINGL	
Color:			
View / Desir:			

BATH FEATURES

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

COMMENTS

5/2014 REMOVED 40% MISIMPROVEMENT ADJ. BASED ON PERIODIC INSPECTION - NO APPARENT EXPLANATION. WETLANDS ACREAGE ADJUSTED BASED ON GIS CALCULATION..

SKETCH**GENERAL INFORMATION**

Grade:	C+	- AVG. (+)	
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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:	10	BRs:	5	Baths:	3	HB	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:	3	- HARDWOOD	50%
Bsmnt Flr:			

DEPRECIATION

Phys Cond:	AV	- Average	26%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			26%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	0.91375548
Const Adj.:	1.05350840
Adj \$ / SQ:	120.331
Other Features:	83838
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	665440
Depreciation:	173014
Depreciated Total:	492426

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:			AvRate:	Ind.Val	786855.5555
Juris. Factor:			Before Depr:	132.36	
Special Features:	0		Val/Su Net:	76.11	
Final Total:	492400		Val/Su SzAd:	134.39	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,844	34.600	63,794	
FFL	1ST FLOOR	1,844	120.330	221,891	
SFL	2ND FLOOR	1,820	120.330	219,003	
WDK	WOOD DECK	806	16.020	12,910	
OSP	SCRN PORCH	156	22.500	3,510	
Net Sketched Area:		6,470	Total:	521,108	
Size Ad	3664	Gross Area	6470	FinArea	3941

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	

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	10X14	A	AV	1999	15.00	T	60	101			800			800

PARCEL ID

113 66 0

IMAGE**AssessPro** Patriot Properties, Inc

More: N	Total Yard Items:	800	Total Special Features:		Total:	800
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