



**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 Infl	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	8.	1.421	R2									567,923						567,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	978,100		1.147	567,900	1,546,000
Total Card		978,100	1.147	567,900	1,546,000
Total Parcel		978,100	1.147	567,900	1,546,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 386.60		/Parcel: 386.60	

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
2022	101	FV	918,900	0	1.147	514,700	1,433,600	1,433,600	Year End Roll	10/19/2021
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

**SALES INFORMATION**

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

**TAX DISTRICT**

**PAT ACCT.**

**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
7/11/2022	FIELDREV CHG	1	H M SCHEID
12/8/2021	INSPECTED	5	TB
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**

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:		

**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)	
Year Blt:	2012	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:	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**

Phys Cond:	GD	- Good	3.5%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			3.5%

**CALC SUMMARY**

Basic \$ / SQ:	126.00
Size Adj.:	0.90003753
Const Adj.:	1.00979996
Adj \$ / SQ:	114.516
Other Features:	85650
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1013590
Depreciation:	35476
Depreciated Total:	978115

**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

**BATH FEATURES**

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:	

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**COMMENTS**

4/2013 See plan 2012-526 showing boundary survey and revised acreage (1.1ac to 1.147ac).  
6/2022 REMOVED UC=15%..

**RESIDENTIAL GRID**

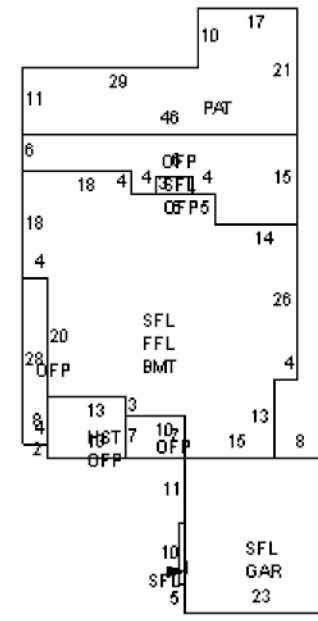
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	6	BR:	4	Baths:	4	HB:	1				

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	2,280	114.520	261,097	
BMT	BASEMENT	1,654	28.630	47,352	
FFL	1ST FLOOR	1,654	114.520	189,410	
OFF	OPEN PORCH	770	15.000	11,550	
PAT	PATIO	676	14.000	9,464	
GAR	GARAGE	598	36.000	21,528	
HST	HALF STORY	65	114.520	7,444	
Net Sketched Area:		7,697	Total:	547,845	
Size Ad	3999	Gross Area	7762	FinArea	3999

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

**PARCEL ID** 119 35 0

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