



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
159		BEDFORD RD, LINCOLN
Unit #:		
Owner 1: LOOF MARTIN		
Owner 2: LOOF MELINDA A WEBSTER		
Owner 3:		
Street 1: 159 BEDFORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1510	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	190,800	500	1.160	569,300	760,600
Total Card 190,800 500 1.160 569,300 760,600					
Total Parcel 190,800 500 1.160 569,300 760,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 431.18		/Parcel: 431.18	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	12/08/21
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**OWNERSHIP**

Owner 1:	LOOF MARTIN
Owner 2:	LOOF MELINDA A WEBSTER
Owner 3:	
Street 1:	159 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-1510 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	169,100	500	1.16	515,900	685,500	685,500	Year End Roll	10/19/2021
2021	101	FV	154,900	500	1.16	444,700	600,100	600,100	Year End Roll	10/15/2020
2020	101	FV	153,500	500	1.16	451,900	605,900	605,900	Year End Roll	9/26/2019
2019	101	FV	139,400	500	1.16	436,900	576,800	576,800	Create Final value 2019	6/4/2019
2018	101	FV	139,400	500	1.16	436,900	576,800	576,800	Year End Roll	9/28/2017
2017	101	FV	138,000	500	1.16	424,100	562,600	562,600	Year End Roll	9/29/2016
2016	101	FV	136,600	500	1.16	424,100	561,200	561,200	Year End Roll	1/14/2016
2015	101	FV	133,700	500	1.16	359,400	493,600	493,600	Year End	10/2/2014

PRINT	Date	Time
	10/18/22	18:16:59
LAST REV	Date	Time
	12/08/21	11:46:24
	apro	
	920	

**USER DEFINED**

Prior Id # 1:	22 8 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.16 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VIRGINIA VOCKEL	21478-464		10/17/1991		195,000	No	No			

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS+INSPCTD	25	D ERSKINE
12/4/2004	M&L COMPLETE	615	
10/17/1995	MEAS+INSPCTD	607	

**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

Sign: VERIFICATION OF VISIT NOT DATA

**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		50529		SQUARE FE	PRIME SITE		0	8.	1.408	R2									569,270						569,300	

Total AC/HA:	1.15999	Total SF/SM:	50529.16	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	569,270	SpI Credit	Total:	569,300
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EXTERIOR INFORMATION

Type: 19 - RANCH 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:

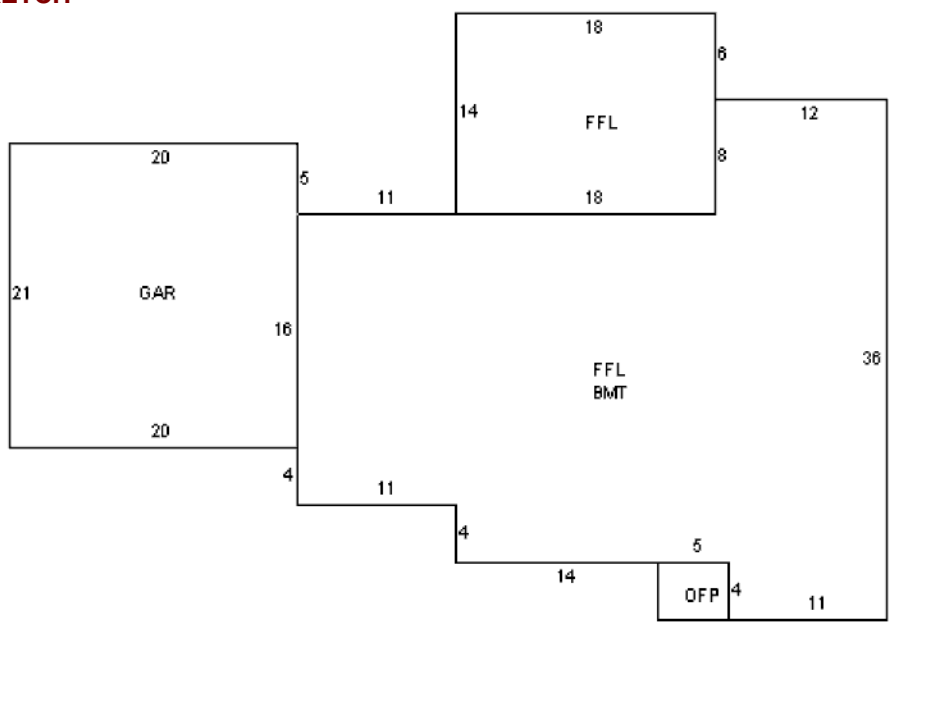
BATH FEATURES

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

COMMENTS

Empty box for comments.

SKETCH



GENERAL INFORMATION

Grade: C - AVERAGE Year Blt: 1950 Eff Yr Blt: Alt LUC: Alt %: Jurisdict: Fact: Const Mod: Lump Sum Adj:

OTHER FEATURES

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

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, Line 1, # Units. Includes Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O) and Totals (RMs: 6, BRs: 2, Baths: 1, HB).

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Totals: 1, 6, 2.

INTERIOR INFORMATION

Avg Ht/FL: STD Prim Int Wal: 2 - PLASTER Sec Int Wall: 1 - DRYWALL 50% Partition: T - TYPICAL Prim Floors: 3 - HARDWOOD Sec Floors: % Bsmnt Flr:

DEPRECIATION

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

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value. Rows: FFL 1ST FLOOR, BMT BASEMENT, GAR GARAGE, OFF OPEN PORCH. Totals: Net Sketched Area: 2,852, Total: 260,021.

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Rows: FFL, BMT, GAR, OFF.

CALC SUMMARY

Basic \$ / SQ: 118.00 Size Adj.: 1.20045042 Const Adj.: 1.00979996 Adj \$ / SQ: 143.041 Other Features: 33500 Grade Factor: 1.00 Neighborhood Inf: 1.00000000 LUC Factor: 1.00 Adj Total: 293521 Depreciation: 102732 Depreciated Total: 190788

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes WtAv\$/SQ, AvRate, Ind.Val, and Final Total: 190800, Val/Su SzAd 143.24.

SPEC FEATURES/YARD ITEMS

Table with columns: 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. Row 1: SHED/FR, D Y, 1112, A, AV, 1950, 15.00, T, 70, 101, 500, 500.

More: N Total Yard Items: 500 Total Special Features: Total: 500

IMAGE

AssessPro Patriot Properties, Inc

