



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRIERE LAUREN
Owner 2:	
Owner 3:	
Street 1:	165 BEDFORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FONG TR - COLLEEN
Owner 2:	-
Street 1:	17 ARBOR LANE
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		52272		SQUARE FE	PRIME SITE		0	8.5	1.371	R2									609,294						609,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	208,500	600	1.200	609,300	818,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 608.93						/Parcel: 608.93	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	181,200	600	1.2	573,500	755,300	755,300	Year end	11/3/2022
2022	101	FV	162,200	800	1.2	519,700	682,700	682,700	Year End Roll	10/19/2021
2021	101	FV	151,800	800	1.2	448,000	600,600	600,600	Year End Roll	10/15/2020
2020	101	FV	134,900	800	1.2	455,200	590,900	590,900	Year End Roll	9/26/2019
2019	101	FV	131,000	800	1.2	440,100	571,900	571,900	Create Final value 2019	6/4/2019
2018	101	FV	131,000	800	1.2	440,100	571,900	571,900	Year End Roll	9/28/2017
2017	101	FV	128,400	800	1.2	427,200	556,400	556,400	Year End Roll	9/29/2016
2016	101	FV	128,400	800	1.2	427,200	556,400	556,400	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FONG TR,COLLEEN	81214-455		1/31/2023		763,000	No	No			
FONG,PEGGY	69214-424		5/1/2017	FAMILY	99	No	No			
DANIELS,BRIEN B	68255-77		10/21/2016		550,000	No	No			
DANIELS,CLAIRE	64379-540		10/17/2014	CONVENIENC	1	No	No			
MANNING CATHERI	24018-369		12/10/1993	FAMILY	1	No	No		TRANS DAUGHTER	
MANNING, EST JO	10931-156		9/1/1965	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/3/2021	R-21-0255	WEATHERI	8,000	C	2/14/2022			Weatherization/air
5/16/2012	5037	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
9/18/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
1/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.20000	Total SF/SM:	52272.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	609,294	SpI Credit		Total:	609,300
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EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	8	- BRICK VENR
Sec Wall:	3	- ALUMINUM 50%
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 %:	
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:		%	
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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

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:	146.00
Size Adj.:	1.19642854
Const Adj.:	1.04039991
Adj \$ / SQ:	181.736
Other Features:	38000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	320782
Depreciation:	112274
Depreciated Total:	208508

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:	7	BR:	3	Bath:	2	HB				

REMODELING

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

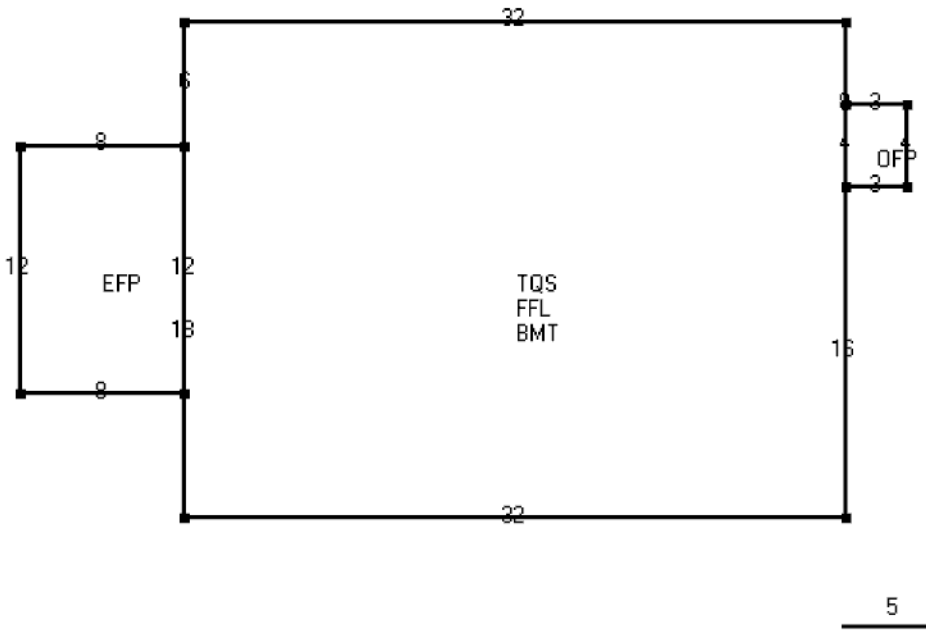
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	498942.3694
Juris. Factor:		Before Depr:	181.74	
Special Features:	0	Val/Su Net:	93.92	
Final Total:	208500	Val/Su SzAd:	155.13	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	768	45.430	34,893	
FFL	1ST FLOOR	768	181.740	139,573	
TQS	3/4 STORY	576	181.740	104,680	
EFP	ENCL PORCH	96	36.000	3,456	
OPF	OPEN PORCH	12	15.000	180	
Net Sketched Area:		2,220	Total:	282,782	
Size Ad	1344	Gross Area	2412	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	1980	15.00	T	70	101			600			600

PARCEL ID

113 70 0

IMAGE

AssessPro Patriot Properties, Inc

