| 113 | 66 | 0 | | 1 of 1 | RESIDENTIAL | TOTAL ASSESSED: | 1,270,800 |
|---|---|---|---|---|---|---|---|
| Map | Lot | Sublot | Building | Unit | CARD | !843! | |

# Town Of Lincoln

## PROPERTY LOCATION

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

## OWNERSHIP

Unit #:

| | |
|---|---|
| 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descrip |
|---|---|---|---|---|---|---|
| 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 |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 486,800 | 800 | 4.913 | 783,200 | 1,270,800 |
| Total Card | 486,800 | 800 | 4.913 | 783,200 | 1,270,800 |
| Total Parcel | 486,800 | 800 | 4.913 | 783,200 | 1,270,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.49 | /Parcel: 322.49

**Legal Description:** See plan 1379 of 2007.

Entered Lot Size | Total Land: | Land Unit Type:

**User Acct** | **GIS Ref** | **GIS Ref** | **Insp Date:** 12/09/21

## PREVIOUS ASSESSMENT

Parcel ID: 113 66 0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2023 | 101 | FV | 492,400 | 800 | 4.913 | 723,200 | 1,216,400 | 1,216,400 | Year end | 11/3/2022 |
| 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 |

**PRINT**

| Date | Time |
|---|---|
| 09/13/23 | 18:29:18 |

**LAST REV**

| Date | Time |
|---|---|
| 05/08/23 | 13:23:57 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 843

| 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 | | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | 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 __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 17 21 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: | |

## 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 Influ | 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 | 9.5 | 1.000 | R3 | | | | | | | | | 760,000 | | | | | | 760,000 | |
| 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 |

| Total AC/HA: | 4.91255 | Total SF/SM: | 213990.67 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 783,160 | Spl Credit | | Total: | 783,200 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## 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: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - AVG. (+) | | |
| Year Blt: | 1970 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | 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: | 4 - CARPET | | |
| Sec Floors: | 3 - HARDWOO | 50 | % |
| Bsmnt Flr: | | | |
| Bsmnt Gar: | 2 | | |
| 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: | 0 |
| Solar HW: | NO | Central Vac: | Yes |
| % 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: | 1 | Rating: | AVERAGE |
| A HBth: | | Rating: | |
| OthrFix: | 3 | Rating: | VERY GOOD |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | 3 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

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

## DEPRECIATION

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

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 126.00 |
| Size Adj.: | 0.91375548 |
| Const Adj.: | 1.05350840 |
| Adj $ / SQ: | 121.294 |
| Other Features: | 72838 |
| Grade Factor: | 1.10 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 657781 |
| Depreciation: | 171023 |
| Depreciated Total: | 486758 |

## COMMENTS

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

## 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: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

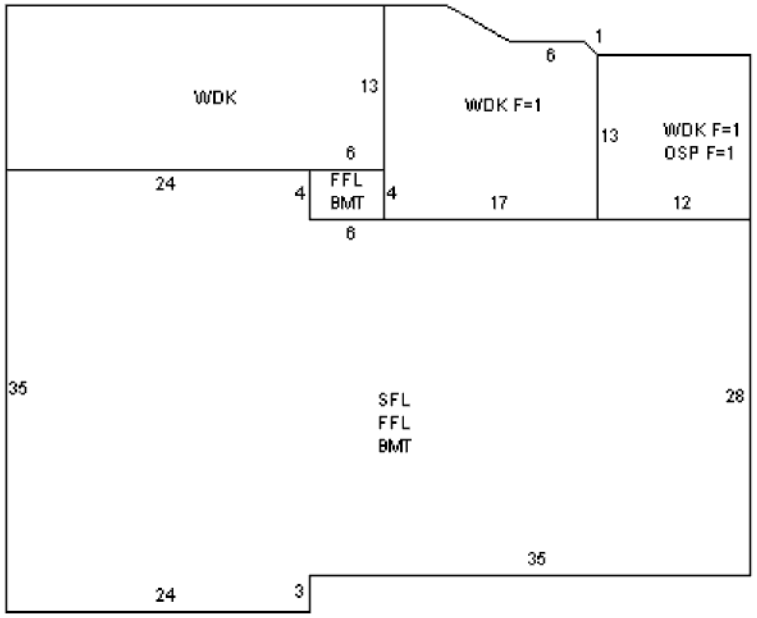
## REMODELING

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

## RES BREAKDOWN

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

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val 786855.5555 |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 133.42 |
| Special Features: | 0 | Val/Su Net: | 75.24 |
| Final Total: | 486800 | Val/Su SzAd | 132.86 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | BASEMENT | 1,844 | 34.870 | 64,304 |
| FFL | 1ST FLOOR | 1,844 | 121.290 | 223,666 |
| SFL | 2ND FLOOR | 1,820 | 121.290 | 220,755 |
| WDK | WOOD DECK | 806 | 16.020 | 12,910 |
| OSP | SCRN PORCH | 156 | 22.500 | 3,510 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 6,470 | | | Total: | 525,145 |
| Size Ad | 3664 | Gross Area | 6470 | FinArea | 3941 |

## SUB AREA DETAIL

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

## IMAGE

AssessPro Patriot Properties, Inc

## 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

| More: | N | Total Yard Items: | 800 | Total Special Featues: | | Total: | 800 |
|---|---|---|---|---|---|---|---|