



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BRAND STEPHEN JAMES
Owner 2:	WILLIAMS BLANDYNA TERESA
Owner 3:	
Street 1:	161 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BRAND STEPHEN JAMES TR -
Owner 2:	BLANDYNA TERESA WILLIAMS TR -
Street 1:	161 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47480		SQUARE FE	PRIME SITE		0	8.5	1.479	R2									597,074						597,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	309,600	1,100	1.090	597,100	907,800	2753	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 347.10						/Parcel: 347.10	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	307,300	1100	1.09	562,000	870,400	870,400	Year end	11/3/2022
2022	101	FV	278,700	1200	1.09	509,300	789,200	789,200	Year End Roll	10/19/2021
2021	101	FV	264,900	1200	1.09	439,000	705,100	705,100	Year End Roll	10/15/2020
2020	101	FV	262,600	1200	1.09	446,000	709,800	709,800	Year End Roll	9/26/2019
2019	101	FV	248,500	1200	1.09	431,300	681,000	681,000	Create Final value 2019	6/4/2019
2018	101	FV	249,400	500	1.09	431,300	681,200	681,200	Year End Roll	9/28/2017
2017	101	FV	242,400	500	1.09	418,700	661,600	661,600	Year End Roll	9/29/2016
2016	101	FV	237,700	500	1.09	418,700	656,900	656,900	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAND STEPHEN J	52431-476		3/19/2009	FAMILY		1 No	No			
BRAND STEPHEN J	29543-201		9/3/1998	CONVENIENC		No	No			
ROBERT V. GREEN	20881-393		11/26/1990		270,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2007	3682	RENOVATI	42,000	C				reno kit & 1/2 bat
11/23/1994	174	RENOVATI	40,000	C	12/11/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
5/17/2018	MEAS+INSPCTD	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	MEAS DENIED	100	
6/19/2007	MEAS DENIED	100	
12/4/2004	M&L COMPLETE	615	
1/16/1995	MEAS+INSPCTD	606	
12/11/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

### GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1950 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:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:	1 Rating:	AVERAGE
A HBth:		
OthrFix:	1 Rating:	AVERAGE

### OTHER FEATURES

Kits:	1 Rating:	AVERAGE
A Kits:		
Frpl:	1 Rating:	AVERAGE
WSFlue:	0 Rating:	AVERAGE

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	VG - Very Good	17.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.5%

### CALC SUMMARY

Basic \$ / SQ:	119.00
Size Adj.:	1.06357789
Const Adj.:	1.00979996
Adj \$ / SQ:	127.806
Other Features:	43500
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	375255
Depreciation:	65670
Depreciated Total:	309585

### COMMENTS

DRIVEWAY ON SILVER BIRCH VINYL CARPORT  
NO VALUE SALTBOX W/ REAR SHED DORM .

### 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:	9	BRs:	3	Baths:	2	HB	1					

### REMODELING

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

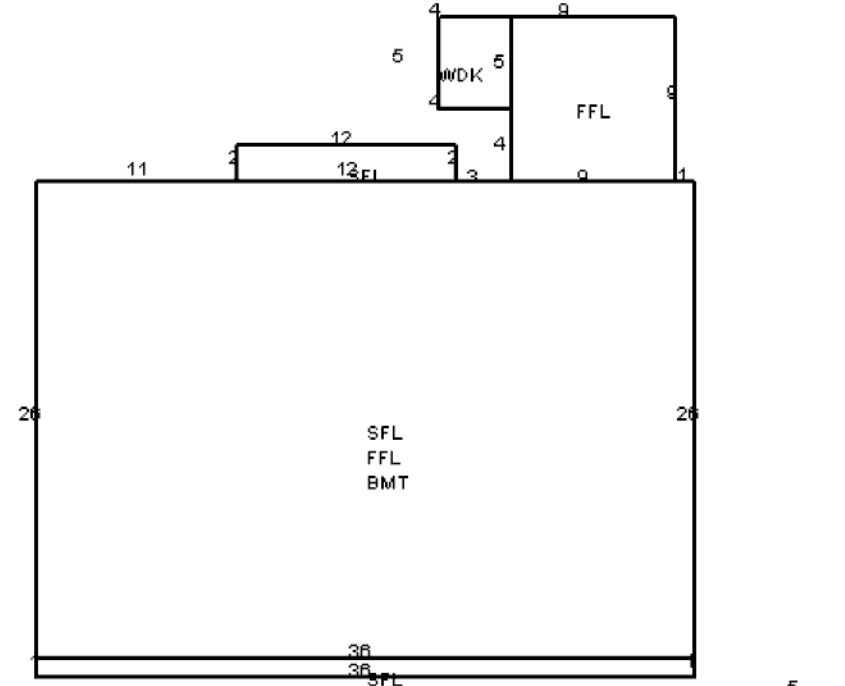
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			Ind.Val	624176.5060
Juris. Factor:			Before Depr:	140.59
Special Features:	0		Val/Su Net:	107.91
Final Total:	309600		Val/Su SzAd:	161.81

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,017	127.810	129,979	
BMT	BASEMENT	936	55.920	52,337	
SFL	2ND FLOOR	896	127.810	114,565	
WDK	WOOD DECK	20	38.000	760	
Net Sketched Area:		2,869	Total:	297,641	
Size Ad	1913.3999	Gross Area	2969	FinArea	2615

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	0
SFL	90				0

### 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	10X11	A	AV	1950	15.00	T	70	101			500			500
2	SHED/FR	D	Y	1	8x7	A	AV	2017	15.00	T	25	101			600			600

### PARCEL ID 113 71 0

IMAGE **AssessPro** Patriot Properties, Inc



More:	N	Total Yard Items:	1,100	Total Special Features:		Total:	1,100
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