	Total Card /	Total Parcel
APPRAISED:	843,500 /	843,500
USE VALUE:	843,500 /	843,500
ASSESSED:	843,500 /	843,500

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.050	229,600	3,100	610,800	843,500
Total Card	1.050	229,600	3,100	610,800	843,500
Total Parcel	1.050	229,600	3,100	610,800	843,500

Source: Market Adj Cost Total Value per SQ unit /Card: 663.65 /Parcel: 663.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/08/21

OWNERSHIP

Unit #:

Owner 1:	TOTH ADRIAN
Owner 2:	
Owner 3:	
Street 1:	169 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-1512	Type:	

PREVIOUS OWNER

Owner 1:	KEOWN WAYNE A -
Owner 2:	KEOWN HELENA F -
Street 1:	169 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-1512

PREVIOUS ASSESSMENT

Parcel ID: 113 68 0

!831!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	217,100	2900	1.05	604,500	824,500		Year End Roll	12/2/2024
2024	101	FV	212,100	2900	1.05	592,600	807,600		Year end	11/9/2023
2023	101	FV	195,600	2900	1.05	557,800	756,300	756,300	Year end	11/3/2022
2022	101	FV	175,600	3900	1.05	505,500	685,000	685,000	Year End Roll	10/19/2021
2021	101	FV	162,400	3900	1.05	435,800	602,100	602,100	Year End Roll	10/15/2020
2020	101	FV	161,100	3900	1.05	442,700	607,700	607,700	Year End Roll	9/26/2019
2019	101	FV	147,900	3900	1.05	428,100	579,900	579,900	Create Final va	6/4/2019
2018	101	FV	147,900	3900	1.05	428,100	579,900	579,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:20:23

LAST REV

Date	Time
12/08/21	14:45:40

apro

USER DEFINED

Prior Id # 1:	17 10 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:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION

This parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1949, having primarily STUCCO Exterior and 1271 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

SALES INFORMATION

TAX DISTRICT PAT ACCT. 831

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEOWN WAYNE A,	47233-132		4/4/2006		480,000	No	No		
DOLAN PATRICK J	28770-136		6/29/1998		352,000	No	No		
CHIPMAN ROBERT	23674-20		9/21/1993	FAMILY	175,000	No	No	RELATIVES	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
4/7/1999	MEAS+INSPCTD	600	
11/3/1995	MEAS+INSPCTD	607	
7/20/1995	INSPECTED	600	
6/14/1994	FIELDREV CHG	600	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/____/___

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45738		SQUARE FE	PRIME SITE		0	8.76	1.52	R2									610,762						610,800	

Total AC/HA:	1.05000	Total SF/SM:	45738	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	610,762	Spl Credit		Total:	610,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Lincoln meadorse 2026

EXTERIOR INFORMATION

Field	Value
Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	3 - CONCRETE
Prime Wall:	6 - STUCCO
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - AVERAGE
Year Blt:	1949 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	6 - CERAMIC TL
Sec Floors:	3 - HARDWOO 40%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Field	Value
Basic $ / SQ:	144.00
Size Adj.:	1.22206926
Const Adj.:	1.04180717
Adj $ / SQ:	183.335
Other Features:	47000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353225
Depreciation:	123629
Depreciated Total:	229596

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	RMs: 5		BRs: 2		Baths: 2			HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val 113800.0000

Field	Value	Field	Value
Juris. Factor:		Before Depr:	183.34
Special Features:	0	Val/Su Net:	74.30
Final Total:	229600	Val/Su SzAd	180.65

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,271	183.340	233,019
BMT	BASEMENT	1,019	45.830	46,705
GAR	GARAGE	468	38.520	18,027
EFP	ENCL PORCH	140	38.520	5,393
OFP	OPEN PORCH	132	16.050	2,119
STG	STORAGE	60	16.050	963

Net Sketched Area:	3,090	Total:	306,226
Size Ad	1271	Gross Area	3090 FinArea 1271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100				

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID: 113 68 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
11	POOL I-V	D	Y	1	15X32	A	AV	1984	19.26	T	70	101			2,800			2,800
2	SHED/FR	D	Y	1	70	A	AV	1984	16.05	T	70	101			300			300

More: N	Total Yard Items:	3,100	Total Special Featues:	Total:	3,100