



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MISRA BIJOY M
Owner 2:	MISRA SUBARNA L
Owner 3:	
Street 1:	180 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1500 Type:

PREVIOUS OWNER

Owner 1:	RAPPOLI DOROTHY H -
Owner 2:	-
Street 1:	180 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily STUCCO 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		40946		SQUARE FE	PRIME SITE		0	6.25	1.668	R2									426,774						426,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	234,800	1,600	0.940	426,800	663,200
Total Card	234,800	1,600	0.940	426,800	663,200
Total Parcel	234,800	1,600	0.940	426,800	663,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		201.37	/Parcel: 201.37

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

GIS Ref
GIS Ref
Insp Date
07/13/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,600	1600	.94	433,600	667,800	667,800	Year End Roll	9/26/2019
2019	101	FV	211,300	1600	.94	419,300	632,200	632,200	Create Final value 2019	6/4/2019
2018	101	FV	211,300	1600	.94	419,300	632,200	632,200	Year End Roll	9/28/2017
2017	101	FV	209,200	1600	.94	407,000	617,800	617,800	Year End Roll	9/29/2016
2016	101	FV	207,100	1600	.94	407,000	615,700	615,700	Year End Roll	1/14/2016
2015	101	FV	202,800	1600	.94	344,800	549,200	549,200	Year End	10/2/2014
2014	101	FV	194,300	1600	.94	309,300	505,200	505,200	Year End Roll	1/23/2014
2013	101	FV	190,000	1600	.94	300,400	492,000	492,000	Year End Roll	10/25/2012

Parcel ID 114 1 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAPPOLI DOROTHY	42532-42		4/20/2004		559000	No	No			Arthur Rappoli Death Cert Bk54287 p
	8833-5		10/19/1956		0	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/22/20	15:53:17

LAST REV

Date	Time
11/27/18	16:42:58

USER DEFINED

Prior Id # 1:	17 4 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:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2016	6473	RENO-ADD	85,000	O	5/11/2017			Construct a partia
8/2/2010	4541	SHED		C	7/13/2011			construct a shed
9/26/2005	3279	ADDITION	80,000	C	6/13/2006			library & vinyl si

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	PERMIT VISIT	622	K Cuoco
7/13/2011	MEAS+INSPCTD	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	
6/13/2006	MEAS+INSPCTD	615	
4/30/2005	M&L COMPLETE	615	
4/28/2005	MEAS/EXT INS	600	
11/3/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.93999	Total SF/SM:	40945.96	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 2	Total:	426,774	SpI Credit:		Total:	426,800
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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:	6 - STUCCO
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1957
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frp:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

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	9	BR	3	Bath	2	HB	1				

REMODELING

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

RES BREAKDOWN

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

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	5 - LINO/VINYL
Bsmnt Flr:	
Bsmnt Gar:	
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:	NO
% Com Wal:	0
% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	30.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		30.4%

CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	1.00178349
Const Adj.:	0.99676168
Adj \$ / SQ:	85.874
Other Features:	41250
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	337314
Depreciation:	102543
Depreciated Total:	234770

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

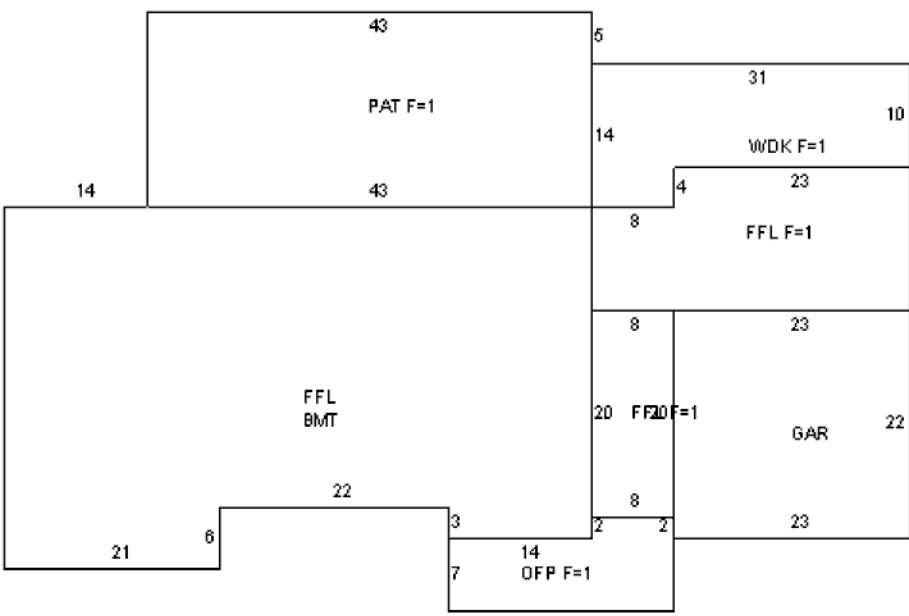
WtAv\$/SQ: AvRate: Ind.Val 150400.0000

Juris. Factor: Val/Su Fin: 71.28

Special Features: 0 Val/Su Net: 38.88

Final Total: 234800 Val/Su SzAd 98.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,383	85.870	204,639
BMT	BASEMENT	1,821	32.200	58,641
PAT	PATIO	817	7.000	5,719
GAR	GARAGE	506	36.000	18,216
WDK	WOOD DECK	342	18.420	6,299
OFF	OPEN PORCH	170	15.000	2,550
Net Sketched Area:		6,039	Total:	296,063
Size Ad	2383	Gross Area	6039	FinArea 3294

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	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	8x16	A	AV	2010	15.00	T	15	101			1,600			1,600

PARCEL ID 114 1 0

IMAGE

AssessPro Patriot Properties, Inc

