Map	Lot	Sub	Sublot	Area	CARD	
059	0071				1 of 1	RESIDENTIAL

Bedford

	Total Card	/	Total Parcel
APPRAISED:	547,300	/	547,300
USE VALUE:	547,300	/	547,300
ASSESSED:	547,300	/	547,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		RIVERSIDE AVENUE, BEDFORD

OWNERSHIP

Unit #:

Owner 1:	FRENCH,III, TR, CLAUDE A.
Owner 2:	CLAUDE FRENCH, JR FAMILY TRUST
Owner 3:	
Street 1:	23 RIVERSIDE AVENUE
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry Own Occ:
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	FRENCH, CLAUDE A., JR -
Owner 2:	-
Street 1:	23 RIVERSIDE AVENUE
Twn/City:	BEDFORD
St/Prov:	MA Cntry
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 10,965 SQ FEET of land mainly classified as SNGL-FAM-RES with a OLD STYLE Building built about 1920, having primarily WOOD SHING Exterior and 1210 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	C	C-25,000	100	Water:	PS	PS
o				Sewer	2	SEWER
n				Utilitie		
Census:				Exmpt		
Flood Haz:						
D	BEDF	BEDF	100	Topo	R	ROLLING
s				Street	1	PAVED
t				Traffic:	3	AVERAGE

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10965.000	136,800	500	410,000	547,300
Total Card	0.252	136,800	500	410,000	547,300
Total Parcel	0.252	136,800	500	410,000	547,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.31 | /Parcel: 452.31

Legal Description

Entered Lot Size	
Total Land:	10965
Land Unit Type:	SF

User Acct	
GIS Ref	
GIS Ref	
Insp Date	03/25/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

PARCEL ID 059-0071

!2910!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	136,800	500	10,965.	410,000	547,300	547,300	Year end	11/17/2022
2022	101	FV	128,600	600	10,965.	402,000	531,200		Year End	11/1/2021
2021	101	FV	128,600	600	10,965.	394,000	523,200		Year End Roll	11/25/2020
2020	101	FV	128,600	600	10,965.	394,000	523,200		Year End Roll	11/20/2019
2019	101	FV	128,600	600	10,965.	394,000	523,200		Year End Roll	12/6/2018
2018	101	FV	123,500	600	10,965.	344,400	468,500		Final Values FY	2/13/2018
2017	101	FV	137,100	600	10,965.	318,400	456,100	456,100	Year End Roll	1/3/2017
2016	101	FV	131,600	551	10,965.	289,400	421,551		Year End	11/16/2015

PRINT	
Date	Time
12/06/22	20:22:37

LAST REV	
Date	Time
06/08/22	09:42:54
macaluso	

USER DEFINED

TAX BILL#	LOTS NO 1
Prior Id # 2:	
Prior Id # 3:	
Assoc Par2:	
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2910

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRENCH, CLAUDE	65535-523	P	6/15/2015	NO-FAMILY	1	No	No	D	
FRENCH, CLAUDE	60888-368	P	1/3/2013	NO-FAMILY	100	No	No	D	
FRENCH, CLAUDE	57804-473	P	11/7/2011	NO-FAMILY	100	No	No	D	
FRENCH	28149-126	P	2/4/1998	NO-CONVNIENT	1	No	No	D	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2022	R-22-0261	NEW ROOF	6,995	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2014	CYC. INT.	SM	SUE MAC
3/18/2014	CYC. EXT.	SM	SUE MAC
4/30/2003	DQ	NONE	NONE
4/29/2003	EXTRI	MBM	MBM

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

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	SNGL-FAM-R		10965		SQ FEET	PRIMARY		0	12.75	2.93	DAV	1.00								410,047						410,000	

Total AC/HA:	0.25172	Total SF/SM:	10965	Parcel LUC:	101	SNGL-FAM-RES	Prime NB Desc	DAVIS_RD NBD	Total:	410,047	Spl Credit		Total:	410,000

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	1T - 1.75 story
(Liv) Units:	1 Total: 1
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT SH
Color:	
View / Desir:	

BATH FEATURES

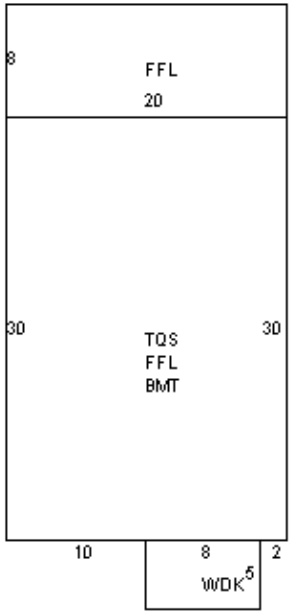
Full Bath	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

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

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	RESIDENCE	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	SUPR
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	% Sprinkled

DEPRECIATION

Phys Cond:	AG - Avg-Good	33. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		33.7 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.16322315
Const Adj.:	0.98000002
Adj $ / SQ:	113.996
Other Features:	54000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	206399
Depreciation:	69556
Depreciated Total:	136842

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
75.8	053-0019		8/24/2012	435,500
70.9	067-0005		3/29/2012	435,000
67.1	050-0008		9/28/2012	396,500

WtAv$/SQ:		AvRate:	71.26	Ind.Val	392200.0000

Juris. Factor:		Before Depr:	114.00
Special Features:	0	Val/Su Net:	73.95
Final Total:	136800	Val/Su SzAd	113.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	760	114.000	86,637
BMT	Basement	600	22.800	13,680
TQS	Thr Qtr Sty	450	114.000	51,298
WDK	Wood Deck	40	19.600	784

Net Sketched Area:	1,850			Total:	152,399
Size Ad	1210	Gross Area	2000	FinArea	1210

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059-0071

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	8 x 12	A	AV	1985	8.08	T	37	101			500			500

More: N	Total Yard Items:	500	Total Special Featues:		Total: 500