

1501 LONSDALE AVE

Location 1501 LONSDALE AVE

Mblu 04/ 081/ 0/ /

Acct# 02-13560-00

Owner BEDARD PAULETTE M TR

Assessment \$840,500

Appraisal \$840,500

PID 446

Building Count 2

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$678,900 | \$161,600 | \$840,500 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$678,900 | \$161,600 | \$840,500 |

Owner of Record

Owner BEDARD PAULETTE M TR

Sale Price \$0

Co-Owner

Certificate

Address 1501 LONSDALE AVE

Book & Page 001169/000027

LINCOLN, RI 02865

Sale Date 07/29/2004

Instrument 06

Ownership History

| Ownership History | | | | | |
|----------------------|------------|-------------|---------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BEDARD PAULETTE M TR | \$0 | | 001169/000027 | 06 | 07/29/2004 |
| BEDARD PAULETTE M. | \$0 | | 0/0 | 50 | 01/01/1754 |

Building Information

Building 1 : Section 1

Year Built: 1902
Living Area: 6,995
Replacement Cost: \$751,699
Building Percent Good: 60
**Replacement Cost
Less Depreciation:** \$451,000

| | | | |
|-----|----------------|-------|-------|
| BSM | Basement | 20 | 0 |
| FEP | Fin Encl Porch | 92 | 0 |
| FOP | Open Porch | 565 | 0 |
| | | 8,764 | 6,995 |

Building 2 : Section 1

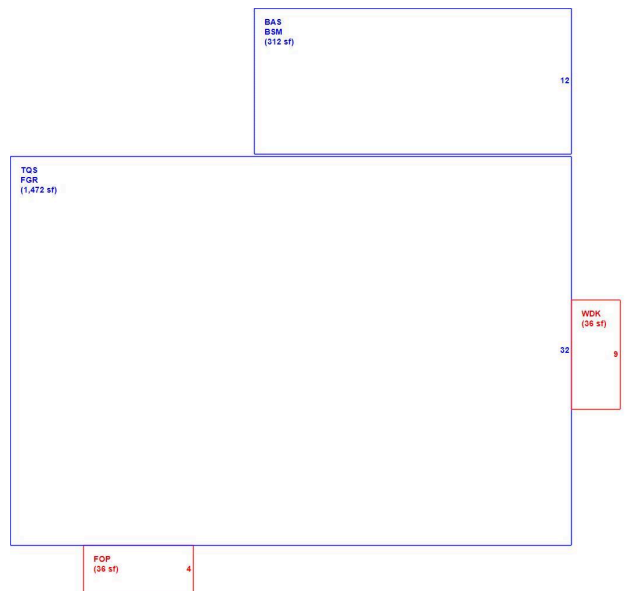
Year Built: 1920
Living Area: 2,888
Replacement Cost: \$335,163
Building Percent Good: 65
Replacement Cost Less Depreciation: \$217,900

Building Photo



(https://images.vgsi.com/photos2/LincolnRIPhotos///0025/100_0055_25201)

Building Layout



(ParcelSketch.ashx?pid=446&bid=10017)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|---------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| FGR | Garage | 1,472 | 1,472 |
| TQS | Three Quarter Story | 1,472 | 1,104 |
| BAS | First Floor | 312 | 312 |
| BSM | Basement | 312 | 0 |
| FOP | Open Porch | 36 | 0 |

| Building Attributes : Bldg 2 of 2 | |
|-----------------------------------|--------------------|
| Field | Description |
| Style | APARTMENTS |
| Model | Comm/Ind |
| Grade | 1.00 |
| Stories | 0.75 |
| Occupancy | 1.00 |
| Quality | Avg |
| Roof Structure | Gable |
| Roof Cover | Shingle |
| Interior Wall 1 | Drywall or Plaster |
| Interior Wall 2 | |
| Interior Floor 1 | Wood |
| Building Class | D |
| Heating Fuel | Oil |
| Building Use | Small Bus Mdl-96 |
| Cooling | None |
| Cooling Percent | 0 |
| Plumbing Adequacy | Typical |
| Heat 1 | Hot Water or Steam |
| Ext Wall 1 | Vinyl / Alum |
| Heat 1 Pct | 100 |
| Heat 2 | |
| Heat 2 Pct | 0 |
| Wall Height | 9.00 |
| Frame Type | Frame |
| Sprinkler Type | |
| Sprinkler Pct | 0 |
| Interior Condition | Good |
| Exterior Condition | Good |

| | |
|--------------|------------|
| Ceiling Type | DW/Plaster |
|--------------|------------|

| | | | |
|-----|-----------|-------|-------|
| WDK | Wood Deck | 36 | 0 |
| | | 3,640 | 2,888 |

Extra Features

| Extra Features | <u>Legend</u> |
|----------------------------|---------------|
| No Data for Extra Features | |

Land

Land Use

| | |
|----------------------|------------------|
| Use Code | 333 |
| Description | Large Bus Mdl-94 |
| Zone | RG7 |
| Neighborhood | CB |
| Alt Land Appr | No |
| Category | |

Land Line Valuation

| | |
|------------------------|-----------|
| Size (Acres) | 1.37 |
| Frontage | |
| Depth | |
| Assessed Value | \$161,600 |
| Appraised Value | \$161,600 |

Outbuildings

| Outbuildings | | | | | | <u>Legend</u> |
|--------------|-------------|----------|-----------------|-------------|----------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| 0062 | Paving | 1001 | Asphalt/sqft | 10000.00 01 | \$10,000 | 1 |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$678,900 | \$161,600 | \$840,500 |
| 2024 | \$618,400 | \$155,600 | \$774,000 |
| 2023 | \$618,400 | \$155,600 | \$774,000 |

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