**Total Card / Total Parcel**
APPRAISED: 21,364,800 / 21,364,800
USE VALUE: 21,364,800 / 21,364,800
ASSESSED: 21,364,800 / 21,364,800

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|----------------------|
| 55 | | OLD BEDFORD RD, LINCOLN |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | RCS-BEDFORD (DM) (PARKSIDE)LLC |
| Owner 2: | C/O CRANBERRY HILL ASSOC INC |
| Owner 3: | |
| Street 1: | 55 OLD BEDFORD ROAD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: MA | Cntry | Own Occ: N |
| Postal: 01773 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FFMS LINCOLN NORTH LLC - |
| Owner 2: | - |
| Street 1: | 55 OLD BEDFORD RD |
| Twn/City: | LINCOLN |
| St/Prov: MA | Cntry |
| Postal: 01773 | |

## NARRATIVE DESCRIPTION

This parcel contains 9.565 ACRES of land mainly classified as OFFICE with a OFFICE Building built about 1989, having primarily GLASS Exterior and 125387 Square Feet, with 10 Units, 0 Bath, 0 3/4 Bath, 8 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|-----------|--------|----------|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------|------|-------------|---|------|------|-------------|
| Z | B-1 | Retail Bus | 100 | water | 1 | TYPCL |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | ABV ST |
| s | | | | Street | 1 | PAVED |
| t | | | | Gas: | 4 | MEDIUM |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|----------|-----------|----------------|------------|------------|-------------|
| 340 | 9.565 | 15,999,000 | 203,500 | 5,162,300 | 21,364,800 |
| | | | | | |
| Total Card | 9.565 | 15,999,000 | 203,500 | 5,162,300 | 21,364,800 |
| Total Parcel | 9.565 | 15,999,000 | 203,500 | 5,162,300 | 21,364,800 |

Source: Market Adj Cost  Total Value per SQ unit /Card: 170.39  /Parcel: 170.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
06/26/02

## PREVIOUS ASSESSMENT

Parcel ID 103 14 0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------|------|
| 2025 | 340 | FV | 19,297,400 | 190500 | 9.565 | 5,015,600 | 24,503,500 | | Year End Roll | 12/2/2024 |
| 2024 | 340 | FV | 18,112,900 | 190500 | 9.565 | 4,899,400 | 23,202,800 | | Year end | 11/9/2023 |
| 2023 | 340 | FV | 18,112,900 | 190500 | 9.565 | 4,464,600 | 22,768,000 | 22,768,000 | Year end | 11/3/2022 |
| 2022 | 340 | FV | 15,399,600 | 195000 | 9.565 | 4,464,600 | 20,059,200 | 20,059,200 | Year End Roll | 10/19/2021 |
| 2021 | 340 | FV | 15,399,600 | 195000 | 9.565 | 3,222,100 | 18,816,700 | 18,816,700 | Year End Roll | 10/15/2020 |
| 2020 | 340 | FV | 16,094,400 | 195000 | 9.565 | 3,205,500 | 19,494,900 | 19,494,900 | Year End Roll | 9/26/2019 |
| 2019 | 340 | FV | 15,538,900 | 195000 | 9.565 | 2,788,000 | 18,521,900 | 18,521,900 | Create Final va | 6/4/2019 |
| 2018 | 340 | FV | 15,538,900 | 195000 | 9.565 | 2,788,000 | 18,521,900 | 18,521,900 | Year End Roll | 9/28/2017 |

!1411!

**PRINT**
| Date | Time |
|------|------|
| 09/26/25 | 16:22:20 |

**LAST REV**
| Date | Time |
|------|------|
| 08/19/25 | 13:35:52 |

apro

## SALES INFORMATION

TAX DISTRICT   PAT ACCT. 1411

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------|-----------|------|------|-----------|------------|---|-----|-------|-------|
| FFMS LINCOLN NO | 71164-570 | | 6/15/2018 | | 19,550,000 | No | No | | |
| LADYLIN PROPERT | 51520-262 | | 8/1/2008 | | 28,500,720 | No | No | | |
| LADYLIN PROPERT | 1357-117 | | 8/1/2008 | SUBSEQUENT S | 28,500,720 | No | No | | |
| CRANBERRY HILL | 24670-458 | | 7/1/1994 | | 12,000,000 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|-----------|---------|
| 6/25/2025 | SH-25-14 | SHEET MT | 18,600 | C | | | | |
| 4/4/2025 | C-25-0016 | RENOVATI | 172,132 | | | | | |
| 3/17/2025 | C-25-0014 | | 794,175 | O | | | | build out secure w |
| 10/5/2023 | SH-23-0017 | SHEET MT | 4,000 | O | | | | Modify HVAC system |
| 8/8/2023 | C-23-0009 | RENOVATI | 214,229 | O | | | | HBSR-tenant fitout |
| 2/14/2023 | SH-23-0002 | SHEET MT | 11,000 | O | | | | Modify existing HV |
| 10/31/2022 | R-22-0031 | RENOVATI | 378,933 | O | 4/10/2023 | | | Tenant fit out for |
| 9/9/2022 | C-22-0027 | RENOVATI | 73,899 | O | 10/31/2022 | | | Fit out of existin |
| 8/8/2022 | C-22-0022 | RENOVATI | 33,581 | O | 10/31/2022 | | | Fit out of existin |
| 7/20/2022 | C-22-0020 | RENOVATI | 134,897 | O | | | | Interior fitup on |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|------|--------|-----|------|
| 1/19/2025 | INSPECTED | 1 | H M SCHEID |
| 6/22/2006 | CHG FM OTHER | 100 | |
| 6/26/2002 | MEAS+INSPCTD | 613 | |
| 8/15/1994 | MEAS+INSPCTD | 185 | |
| 12/26/1990 | INSPECTED | 601 | |

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

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 5 9 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: | |

## 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-----|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 340 | OFFICE | | 248500 | | SQUARE FE | PRIME SITE | | 0 | 20.23 | 1.00 | CV | 1.00 | | | | | | | | 5,027,155 | | | | | | 5,027,200 | |
| 340 | OFFICE | | 3.86 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | CV | 1.00 | | | | | | | | 135,100 | | | | | | 135,100 | |

Total AC/HA: 9.56478  Total SF/SM: 416642  Parcel LUC: 340  OFFICE  Prime NB Desc COMM VG  Total: 5,162,255  Spl Credit  Total: 5,162,300

## EXTERIOR INFORMATION

| Field | Value |
|---|---|
| Type: | 71 - OFFICE |
| Sty Ht: | 3 - 3 |
| (Liv) Units: | 10 Total: 10 |
| Foundation: | 1 - CONCRETE |
| Frame: | 2 - STEEL |
| Prime Wall: | 23 - GLASS |
| Sec Wall: | 25 - CONC.PAN 50 % |
| Roof Struct: | 4 - FLAT |
| Roof Cover: | 4 - TAR+GRAVEL |
| Color: | |
| View / Desir: | |

## GENERAL INFORMATION

| Field | Value |
|---|---|
| Grade: | A - VERY GOOD |
| Year Blt: | 1989 Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdict: | Fact: . |
| Const Mod: | |
| Lump Sum Adj: | |

## INTERIOR INFORMATION

| Field | Value |
|---|---|
| Avg Ht/FL: | 10 |
| Prim Int Wal | 1 - DRYWALL |
| Sec Int Wall: | % |
| Partition: | E - EXTNSIVE |
| Prim Floors: | 4 - CARPET |
| Sec Floors: | 11 - MASONRY 25 % |
| Bsmnt Flr: | |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - TYPICAL |
| Insulation: | 2 - TYPICAL |
| Int vs Ext: | S |
| Heat Fuel: | 2 - GAS |
| Heat Type: | 14 - HVAC |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: 100 |
| Solar HW: | NO Central Vac: NO |
| % Com Wal | 0 % Sprinkled 100 |

## BATH FEATURES

| Field | | Rating: |
|---|---|---|
| Full Bath | | Rating: |
| A Bath: | | Rating: |
| 3/4 Bath: | | Rating: |
| A 3QBth: | | Rating: |
| 1/2 Bath: | 8 | Rating: AVERAGE |
| A HBth: | | Rating: |
| OthrFix: | 54 | Rating: AVERAGE |

## OTHER FEATURES

| Field | | Rating: |
|---|---|---|
| Kits: | 1 | Rating: AVERAGE |
| A Kits: | | Rating: |
| Frpl: | | Rating: |
| WSFlue: | | Rating: |

## CONDO INFORMATION

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

## DEPRECIATION

| Field | Value |
|---|---|
| Phys Cond: | GD - Good 23. % |
| Functional: | % |
| Economic: | % |
| Special: | % |
| Override: | % |
| Total: | 23 % |

## CALC SUMMARY

| Field | Value |
|---|---|
| Basic $ / SQ: | 89.00 |
| Size Adj.: | 0.80643803 |
| Const Adj.: | 0.99896413 |
| Adj $ / SQ: | 71.699 |
| Other Features: | 211240 |
| Grade Factor: | 2.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 20574956 |
| Depreciation: | 4732240 |
| Depreciated Total: | 15842716 |

## COMMENTS

LAND TRANFERRED TO MINUTEMAN NAT`NL PK PLAN#758 9/17/96DOC#926.  6/15/2018 RCS-BEDFORD (DM) LLC, UNDIVIDED 68.0307% INTEREST.  6/15/2018  RCS-BEDFORD (PARKSIDE) LLC, UNDIVIDED 31.9393 % INTEREST.  .

## RESIDENTIAL GRID

1st Res Grid    Desc:    # Units

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | | BRs: | | Baths: | | | HB 8 | | | | |

## REMODELING

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

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| Field | Value | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 143.40 |
| Special Features: | 156300 | Val/Su Net: | 121.42 |
| Final Total: | 15999000 | Val/Su SzAd | 128.75 |

## SKETCH



UnSketched SubAreas:
BMTF=1: 15000,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | 1ST FLOOR | 45,184 | 93.210 | 4,211,521 |
| SFL | 2ND FLOOR | 40,439 | 71.700 | 2,899,421 |
| TFL | 3RD FLOOR | 38,639 | 71.700 | 2,770,364 |
| BMT | BASEMENT | 7,500 | 25.990 | 194,931 |

| Net Sketched Area: | 131,762 | Total: | 10,076,237 |
|---|---|---|---|
| Size Ad | 124262 Gross Area | 139262 FinArea | 125387 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 50 | GFB | 15 | | |
| FFL | 100 | RST | 30 | A | |

IMAGE

*AssessPro*  **Patriot Properties, Inc**

## MOBILE HOME

Make:    Model:    Serial #    Year:    Color:

## SPEC FEATURES/YARD ITEMS

PARCEL ID 103 14 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 61 | ELEV-PAS | M | S | 1 | 4 | G | GD | 1989 | 16,125.00 | B | 23 | 340 | | | 49,700 | | | 49,700 |
| 19 | PATIO | D | Y | 1 | 20X40 | G | GD | 1989 | 18.73 | T | 65 | 340 | | | 5,200 | | | 5,200 |
| 19 | PATIO | D | Y | 1 | 8600 | G | GD | 1989 | 18.72 | T | 65 | 340 | | | 56,400 | | | 56,400 |
| 19 | PATIO | D | Y | 1 | 10200 | V | GD | 1989 | 22.47 | T | 65 | 340 | | | 80,200 | | | 80,200 |
| 77 | LITE-SIN | D | Y | 1 | 42 | G | GD | 1989 | 922.50 | T | 65 | 340 | | | 13,600 | | | 13,600 |
| 83 | SIGN | D | Y | 1 | 48 | G | GD | 1989 | 29.43 | T | 65 | 340 | | | 500 | | | 500 |
| 85 | PAVING | D | Y | 1 | 113400 | G | GD | 1989 | 1.20 | T | 65 | 340 | | | 47,600 | | | 47,600 |
| 81 | COOLER | M | S | 1 | 11X16 | G | GD | 1989 | 26.75 | B | 23 | 340 | | | 3,600 | | | 3,600 |
| 91 | HOME THEATRE | M | S | 1 | 1 | G | GD | 1989 | 133,750.00 | B | 23 | 340 | | | 103,000 | | | 103,000 |

| More: N | Total Yard Items: | 203,500 | Total Special Featues: | 156,300 | Total: | 359,800 |
|---|---|---|---|---|---|---|