



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | | BYPASS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|-------------------------|
| Owner 1: | THE EDINBURG CENTER INC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 1040 WALTHAM ST |
| Street 2: | |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02421 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------|
| Owner 1: | BRAY THOMAS P - |
| Owner 2: | MICU LINDA M - |
| Street 1: | 19 TRAPELO RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as CHARITY with a(n) RANCH Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | B | CESSPL |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 905 | CHARITY | | 41382 | | SQUARE FE | PRIME SITE | | 0 | 6.14 | 1.653 | R2 | | | | | | | | | 420,066 | | | | | | 420,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|---------|
| 905 | 194,300 | 700 | 0.950 | 420,100 | 615,100 | |
| Total Card | | 194,300 | 700 | 0.950 | 420,100 | 615,100 |
| Total Parcel | | 194,300 | 700 | 0.950 | 420,100 | 615,100 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 246.34 | /Parcel: 246.34 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 905 | FV | 194,300 | 700 | .95 | 420,100 | 615,100 | 615,100 | Year End Roll | 9/28/2017 |
| 2017 | 905 | FV | 192,300 | 700 | .95 | 407,800 | 600,800 | 600,800 | Year End Roll | 9/29/2016 |
| 2016 | 905 | FV | 190,400 | 700 | .95 | 407,800 | 598,900 | 598,900 | Year End Roll | 1/14/2016 |
| 2015 | 905 | FV | 186,600 | 700 | .95 | 345,500 | 532,800 | 532,800 | Year End | 10/2/2014 |
| 2014 | 905 | FV | 178,900 | 700 | .95 | 309,900 | 489,500 | 489,500 | Year End Roll | 1/23/2014 |
| 2013 | 905 | FV | 175,100 | 700 | .95 | 301,000 | 476,800 | 476,800 | Year End Roll | 10/25/2012 |
| 2012 | 905 | FV | 175,100 | 700 | .95 | 273,700 | 449,500 | 449,500 | Year End | 1/26/2012 |
| 2011 | 905 | FV | 180,800 | 700 | .95 | 221,700 | 403,200 | 403,200 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| BRAY THOMAS P | 50930-465 | | 3/25/2008 | INVOLV CHARI | 473000 | No | No | | | |
| BRAY THOMAS P T | 50930-463 | | 3/25/2008 | FAMILY | 100 | No | No | | | |
| BRAY THOMAS P, | 41491-500 | | 11/24/2003 | CONVENIENC | 100 | No | No | | | |
| BRAY THOMAS P, | 41491-478 | | 11/24/2003 | CONVENIENC | 100 | No | No | | | |
| JOHN K. KIMBALL | 21936-102 | | 4/13/1992 | OTHER | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------------|--------|----------|--------|-----|------------|----------|-----------|--------------------|
| 4/8/2008 | 3911 | RENOVATI | 51,249 | C | 6/26/2008 | | | convert gar to 2 r |
| 9/15/2004 | 3036 | SHED | 500 | C | 4/30/2005 | | | 4/30 50% |
| 12/17/2003 | 2838 | MANUAL | 5,000 | C | 6/12/2004 | | | enclose sides of c |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|--------------|
| 2/24/2009 | MEAS+INSPCTD | 100 | B MORGAN |
| 6/26/2008 | PERMIT VISIT | 100 | B MORGAN |
| 5/23/2008 | CERT OF OCC | 10 | EARL MIDGLEY |
| 6/29/2006 | MEAS/EXT INS | 50 | J NOONE |
| 3/21/2006 | MEAS+INSPCTD | 100 | B MORGAN |
| 4/30/2005 | MEAS+INSPCTD | 615 | D VELUTTI |
| 11/20/2004 | M&L EXTERIOR | 615 | D VELUTTI |
| 6/12/2004 | MEAS/EXT INS | 615 | D VELUTTI |
| 10/31/1995 | MEAS+INSPCTD | 607 | D KEARLY |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | |
|---------------|---------------|
| Type: | 19 - RANCH |
| Sty Ht: | 1 - 1 |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - CONCRETE |
| Frame: | 1 - WOOD |
| Prime Wall: | 2 - CLAPBOARD |
| Sec Wall: | |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

BATH FEATURES

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

COMMENTS

SEC 14 ACC APT IN BMT.

OTHER FEATURES

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

GENERAL INFORMATION

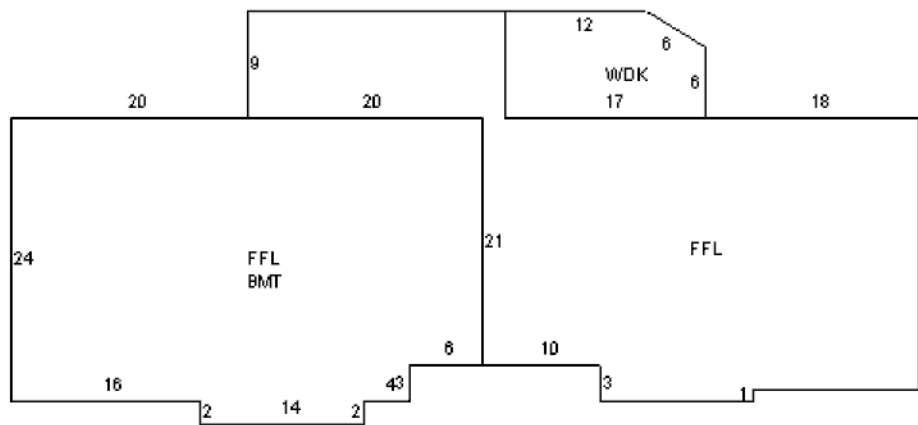
| | |
|---------------|------------------|
| Grade: | C - AVERAGE |
| Year Blt: | 1965 Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdct: | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

CONDO INFORMATION

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

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 | 4 | Bath | 3 | HB | | | | | |

SKETCH**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 25% |
| Bsmnt Flr: | |
| Bsmnt Gar: | |

DEPRECIATION

| | | |
|-------------|-----------|-------|
| Phys Cond: | GD - Good | 19.0% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 19.8% |

REMODELING

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

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 9 | 4 | |
| Totals | | | |
| 1 | 9 | 4 | |

| | |
|-------------|--------------------|
| Electric: | 3 - TYPICAL |
| Insulation: | 2 - TYPICAL |
| Int vs Ext: | S |
| 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: | 0 % Sprinkled: 0 |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 75.00 |
| Size Adj.: | 1.04821074 |
| Const Adj.: | 1.01250005 |
| Adj \$ / SQ: | 79.599 |
| Other Features: | 59250 |
| Grade Factor: | 1.00 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 242210 |
| Depreciation: | 47958 |
| Depreciated Total: | 194253 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|---------|-------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | Ind.Val | 46700.00000 |
| Juris. Factor: | | Val/Su Fin: | 77.81 | |
| Special Features: | 0 | Val/Su Net: | 62.12 | |
| Final Total: | 194300 | Val/Su SzAd: | 96.57 | |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 2,012 | 79.600 | 160,152 | |
| BMT | BASEMENT | 970 | 19.900 | 19,303 | |
| WDK | WOOD DECK | 146 | 24.010 | 3,506 | |
| Net Sketched Area: | | 3,128 | Total: | 182,961 | |
| Size Ad | 2012 | Gross Area | 3128 | FinArea | 2497 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | APT | 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 | 10x6 | A | AV | 2004 | 15.00 | T | 25 | 905 | | | 700 | | | 700 |

PARCEL ID

109 19 0

| | | | | | | | |
|-------|---|-------------------|-----|-------------------------|--|--------|-----|
| More: | N | Total Yard Items: | 700 | Total Special Features: | | Total: | 700 |
|-------|---|-------------------|-----|-------------------------|--|--------|-----|

IMAGE

AssessPro Patriot Properties, Inc

