



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PENDERGAST TR EDWARD H
Owner 2:	C/O MICHAEL GERSTEIN
Owner 3:	BENCHMARK TRUST
Street 1:	58 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 5.4 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1939, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 6 Baths, 2 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		3.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									106,890						106,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,379,100	28,700	5.400	903,700	2,311,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 290.89						/Parcel: 290.89	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,379,100	28700	5.4	903,700	2,311,500	2,311,500	Year End Roll	9/28/2017
2017	101	FV	1,301,700	28700	5.4	903,700	2,234,100	2,234,100	Year End Roll	9/29/2016
2016	101	FV	1,291,900	28700	5.4	851,700	2,172,300	2,172,300	Year End Roll	1/14/2016
2015	101	FV	1,278,600	28700	5.4	796,500	2,103,800	2,103,800	Year End	10/2/2014
2014	101	FV	1,251,900	28700	5.4	786,900	2,067,500	2,067,500	Year End Roll	1/23/2014
2013	101	FV	1,225,300	28700	5.4	766,900	2,020,900	2,020,900	Year End Roll	10/25/2012
2012	101	FV	1,501,600	31200	6.15	809,400	2,342,200	2,342,200	Year End	1/26/2012
2011	101	FV	1,620,500	31200	6.15	855,800	2,507,500	2,507,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARGILL, ROBERT	26343-594		5/24/1996	OTHER	1523650	No	No			36-12-7 ALSO SOLD
MARIAN LYNN GAR	16161-208		5/14/1985	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2016	6627	RENOVATI	200,000	O				Remodel garden roo
4/18/2005	3157	MANUAL	9,500	C				2 picture windows
2/4/2005	3120	MANUAL	2,500	C	5/28/2005			skylight
5/20/1993	240	RENOVATI	137,000	C	12/9/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	J NOONE
5/28/2005	MEAS/EXT INS	615	D VELUTTI
1/13/2001	M&L EXTERIOR	613	M COLE
1/11/1995	MEAS+INSPCTD	606	J SMITH
2/4/1994	PERMIT VISIT	600	PA
12/9/1993	PERMIT VISIT	600	PA
1/11/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 10 - ECLECTIC, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 4 - FLAT, Roof Cover: 11 - MEMBRANE, Color: %, View / Desir: G - GOOD

GENERAL INFORMATION

Table with general info: Grade: A+ - EXCELLENT, Year Blt: 1939, Eff Yr Blt: %, Alt LUC: %, Jurisdct: %, Const Mod: %, Lump Sum Adj: %

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr: %, 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

SPEC FEATURES/YARD ITEMS

Table with columns: 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

Summary row: More: N, Total Yard Items: 28,700, Total Special Features: %, Total: 28,700

BATH FEATURES

Table with bath details: Full Bath: 6, Rating: GOOD, A Bath: %, Rating: %, 3/4 Bath: %, Rating: %, A 3QBth: %, Rating: %, 1/2 Bath: 2, Rating: GOOD, A HBth: %, Rating: %, OthrFix: 1, Rating: GOOD

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: %, Rating: %, Frpl: 7, Rating: AVERAGE, WSFlue: 2, Rating: AVERAGE

CONDO INFORMATION

Table with condo info: Location: %, Total Units: %, Floor: 1 - 1ST FLOOR, % Own: %, Name: %

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 26.%, Functional: %, Economic: %, Special: %, Override: %, Total: 26.%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 76.00, Size Adj.: 0.83103728, Const Adj.: 0.96899998, Adj \$ / SQ: 61.201, Other Features: 130250, Grade Factor: 2.80, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1863697, Depreciation: 484561, Depreciated Total: 1379136

COMMENTS

BALLRM W/ PARQUET FLOORS AND VAULTED CEILINGS. WALK OUT BMT. .

RESIDENTIAL GRID

Table with residential grid details: 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 RMs: 12 BRs: 5 Baths: 6 HB 2

REMODELING

Table with remodeling details: Exterior: %, Interior: %, Additions: %, Kitchen: %, Baths: %, Plumbing: %, Electric: %, Heating: %, General: %

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 12, 5, 1

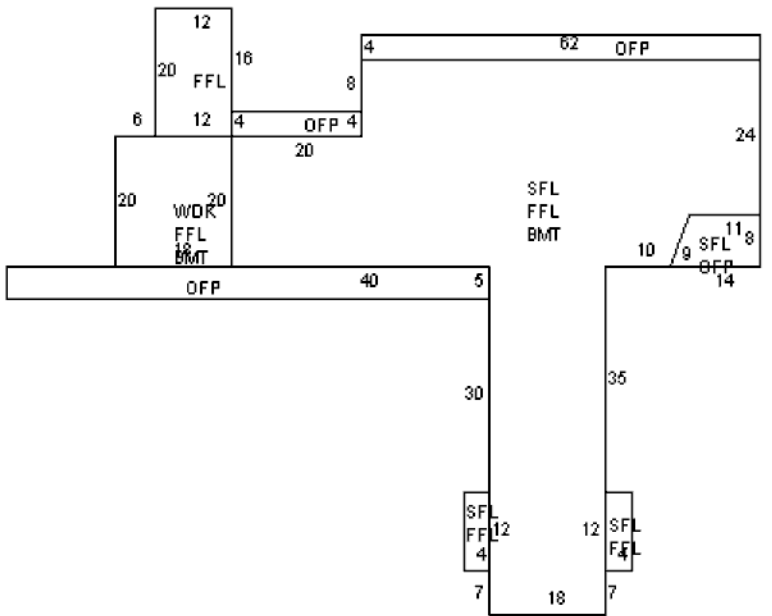
COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 2116600.000, Juris. Factor, Val/Su Fin: 173.56, Special Features: 0, Val/Su Net: 113.20, Final Total: 1379100, Val/Su SzAd: 186.26

PARCEL ID

Table with parcel ID details: 134 10 0, Appr Value, JCod, JFact, Juris. Value

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 12,183, Total: 535,356, Size Ad: 7404, Gross Area: 12183, FinArea: 7946

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT 100 RRM 15 A 0

IMAGE



AssessPro Patriot Properties, Inc