



Patriot Properties Inc.

PROPERTY LOCATION

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 190 |        | BEDFORD RD, LINCOLN   |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | ALBERT JR RICHARD M |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 190 BEDFORD ROAD    |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

PREVIOUS OWNER

|           |                     |
|-----------|---------------------|
| Owner 1:  | WELCH TR - VERNON F |
| Owner 2:  | -                   |
| Street 1: | 190 BEDFORD RD      |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry            |
| Postal:   | 01773-1500          |

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2016, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item       | Code | Descip      | %   | Item    | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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     |          | 40510       |                    | SQUARE FE | PRIME SITE |           | 0          | 6.25       | 1.682 | R2    |            |           |        |   |        |   |        |   | 425,956         |           |   |           |        |      | 426,000   |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value     |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101          | 1,008,600       | 900                            | 0.930     | 426,000    | 1,435,500       |
| Total Card   | 1,008,600       | 900                            | 0.930     | 426,000    | 1,435,500       |
| Total Parcel | 1,008,600       | 900                            | 0.930     | 426,000    | 1,435,500       |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |           | 372.66     | /Parcel: 372.66 |

| Legal Description | User Acct |
|-------------------|-----------|
|                   |           |
|                   | 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       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020   | 101 | FV  | 1,048,100  | 900       | .93       | 432,800    | 1,481,800   | 1,481,800     | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 1,019,300  | 900       | .93       | 418,500    | 1,438,700   | 1,438,700     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 1,019,300  | 900       | .93       | 418,500    | 1,438,700   | 1,438,700     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 452,400    | 900       | .93       | 406,200    | 859,500     | 859,500       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 23,800     | 900       | .93       | 406,200    | 430,900     | 430,900       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 23,300     | 900       | .93       | 344,200    | 368,400     | 368,400       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 22,300     | 900       | .93       | 308,700    | 331,900     | 331,900       | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 93,100     | 900       | .93       | 299,900    | 393,900     | 393,900       | Year End Roll           | 10/25/2012 |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes                               |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------------------------------------|
| WELCH TR,VERNON | 63299-560 |      | 2/24/2014 | CHD>SALE  | 450000     | No | No  |       |                 |                                     |
| WELCH, VERNON F | 20660-537 |      | 7/18/1990 | FAMILY    | 0          | No | No  |       |                 | Leatrice Welch death cert Bk63299 p |

BUILDING PERMITS

| Date      | Number | Descip   | Amount  | C/O | Last Visit | Fed Code | F. Descip | Comment            |
|-----------|--------|----------|---------|-----|------------|----------|-----------|--------------------|
| 5/12/2015 | 6078   | NEW HOME | 300,000 | C   | 4/18/2017  |          |           | Construct new sing |
| 1/20/2015 | 6001   | DEMOLITI | 15,000  | C   | 5/29/2015  |          |           | Demolish existing  |
| 7/22/2013 | 5482   | DEMOLITI | 14,000  | C   |            |          |           | demo interior only |

ACTIVITY INFORMATION

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 6/16/2016  | PERMIT VISIT | 618 | G BOURGAULT |
| 5/29/2015  | PERMIT VISIT | 619 | DH          |
| 9/28/2009  | MEAS/EXT INS | 25  | D ERSKINE   |
| 12/4/2004  | M&L COMPLETE | 615 |             |
| 10/17/1995 | MEAS+INSPCTD | 607 |             |

Sign: VERIFICATION OF VISIT NOT DATA

|              |         |              |          |             |             |               |           |        |         |            |  |        |         |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.92998 | Total SF/SM: | 40509.93 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 2 | Total: | 425,956 | Spl Credit |  | Total: | 426,000 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

### GENERAL INFORMATION

|               |               |          |
|---------------|---------------|----------|
| Type:         | 6 - COLONIAL  |          |
| Sty Ht:       | 2 - 2         |          |
| (Liv) Units:  | 1             | Total: 1 |
| Foundation:   | 1 - CONCRETE  |          |
| Frame:        | 1 - WOOD      |          |
| Prime Wall:   | 2 - CLAPBOARD |          |
| Sec Wall:     | 1 - WOOD SHI  | 40%      |
| Roof Struct:  | 1 - GABLE     |          |
| Roof Cover:   | 1 - ASPHALT   |          |
| Color:        |               |          |
| View / Desir: |               |          |

### GENERAL INFORMATION

|               |               |             |
|---------------|---------------|-------------|
| Grade:        | A - VERY GOOD |             |
| Year Blt:     | 2016          | Eff Yr Blt: |
| Alt LUC:      |               | Alt %:      |
| Jurisdic:     |               | Fact:       |
| Const Mod:    |               |             |
| Lump Sum Adj: |               |             |

### INTERIOR INFORMATION

|               |                |                 |
|---------------|----------------|-----------------|
| Avg Ht/FL:    | STD            |                 |
| Prim Int Wal: | 2 - PLASTER    |                 |
| Sec Int Wall: |                |                 |
| Partition:    | T - TYPICAL    |                 |
| Prim Floors:  | 3 - HARDWOOD   |                 |
| Sec Floors:   |                |                 |
| Bsmnt Flr:    | 12 - CONCRETE  |                 |
| Bsmnt Gar:    | 3              |                 |
| Electric:     | 3 - TYPICAL    |                 |
| Insulation:   | 2 - TYPICAL    |                 |
| Int vs Ext:   | S              |                 |
| Heat Fuel:    | 2 - GAS        |                 |
| Heat Type:    | 1 - FORCED H/A |                 |
| # Heat Sys:   | 1              |                 |
| % Heated:     | 100            | % AC: 100       |
| Solar HW:     | NO             | Central Vac: NO |
| % Com Wal:    | 0              | % Sprinkled: 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   | 120      | A    | AV  | 1953 | 15.00      | T   | 70  | 101 |      |       | 500        |      |       | 500          |
| 2    | SHED/FR     | D | Y   | 1   | 48       | A    | AV  | 1953 | 15.00      | T   | 70  | 101 |      |       | 200        |      |       | 200          |
| 2    | SHED/FR     | D | Y   | 1   | 48       | A    | AV  | 1953 | 15.00      | T   | 70  | 101 |      |       | 200        |      |       | 200          |

More: N Total Yard Items: 900 Total Special Features: Total: 900

### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

|             |           |      |
|-------------|-----------|------|
| Phys Cond:  | GD - Good | 0.0% |
| Functional: |           | %    |
| Economic:   |           | %    |
| Special:    |           | %    |
| Override:   |           | %    |
| Total:      |           | 0%   |

### CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 95.00      |
| Size Adj.:         | 0.90576327 |
| Const Adj.:        | 0.99959999 |
| Adj \$ / SQ:       | 86.013     |
| Other Features:    | 102098     |
| Grade Factor:      | 2.10       |
| Neighborhood Inf:  | 1.0000000  |
| LUC Factor:        | 1.00       |
| Adj Total:         | 1008602    |
| Depreciation:      | 0          |
| Depreciated Total: | 1008602    |

### COMMENTS

|  |  |
|--|--|
|  |  |
|--|--|

### 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       | RMs: 6 |        | BRs: 3 |   | Baths: 4 |    | HB |    | 1       |    |   |   |

### 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   |    |

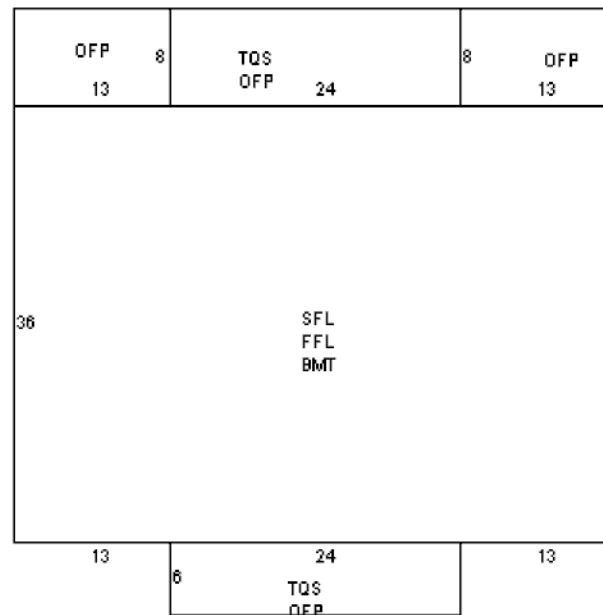
### COMPARABLE SALES

| Rate              | Parcel ID | Typ         | Date | Sale Price |             |
|-------------------|-----------|-------------|------|------------|-------------|
|                   |           |             |      |            |             |
|                   |           |             |      |            |             |
|                   |           |             |      |            |             |
|                   |           |             |      |            |             |
|                   |           |             |      |            |             |
|                   |           |             |      |            |             |
|                   |           |             |      |            |             |
| WtAv\$/SQ:        |           | AvRate:     |      | Ind.Val    | 457642.7698 |
| Juris. Factor:    |           | Val/Su Fin: |      |            | 261.84      |
| Special Features: | 0         | Val/Su Net: |      |            | 162.78      |
| Final Total:      | 1008600   | Val/Su SzAd |      |            | 261.84      |

### PARCEL ID

|         |
|---------|
| 114 4 0 |
|---------|

### SKETCH



### SUB AREA

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| BMT                | BASEMENT    | 1,800      | 21.500    | 38,706       |      |
| FFL                | 1ST FLOOR   | 1,800      | 86.010    | 154,824      |      |
| SFL                | 2ND FLOOR   | 1,800      | 86.010    | 154,824      |      |
| OFF                | OPEN PORCH  | 544        | 15.000    | 8,160        |      |
| TQS                | 3/4 STORY   | 252        | 86.010    | 21,675       |      |
| Net Sketched Area: |             | 6,196      | Total:    | 378,189      |      |
| Size Ad            | 3852        | Gross Area | 6280      | FinArea      | 3852 |

### SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |

### IMAGE

AssessPro Patriot Properties, Inc

