



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 143 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CARSON DOUGLAS E |
| Owner 2: | CARSON SHAHINAZ E |
| Owner 3: | |
| Street 1: | 143 BEDFORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2700 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------|
| Owner 1: | GRASON EDNA B - |
| Owner 2: | - |
| Street 1: | 143 BEDFORD RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2700 |

NARRATIVE DESCRIPTION

This Parcel contains 2.57 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily BRICK VENTR Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Influ | 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 | 7. | 1.000 | R3 | | | | | | | | | 560,000 | | | | | | 560,000 | |
| 101 | ONE FAM | | 0.733 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 21,990 | | | | | | 22,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 244,600 | | 2.570 | 582,000 | 826,600 |
| Total Card | | 244,600 | 2.570 | 582,000 | 826,600 |
| Total Parcel | | 244,600 | 2.570 | 582,000 | 826,600 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 271.59 | | /Parcel: 271.59 | |

| 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 | 242,500 | 0 | 2.57 | 582,000 | 824,500 | 824,500 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 221,500 | 0 | 2.57 | 564,400 | 785,900 | 785,900 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 221,500 | 0 | 2.57 | 564,400 | 785,900 | 785,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 219,400 | 0 | 2.57 | 534,000 | 753,400 | 753,400 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 217,300 | 0 | 2.57 | 518,800 | 736,100 | 736,100 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 213,100 | 0 | 2.57 | 482,000 | 695,100 | 695,100 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 137,300 | 0 | 2.57 | 434,000 | 571,300 | 571,300 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 134,600 | 0 | 2.65 | 424,400 | 559,000 | 559,000 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|----------------|-----------|------|------------|-----------|------------|----|-----|-------|
| GRASON EDNA B, | 51478-55 | | 7/24/2008 | | 666738 | No | No | |
| RUFUS GRASON | 15273-562 | | 10/20/1983 | FAMILY | 0 | No | No | |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 3/12/2018 | 7003 | SOLAR PA | 38,571 | C | 9/11/2018 | | | Install solar pane |
| 5/16/2013 | 5418 | MANUAL | 5,000 | C | | | | sheet metal work t |
| 4/22/2013 | 5383 | RENOVATI | 186,826 | C | 11/25/2013 | | | addition to existi |
| 1/20/2011 | 4641 | RENOVATI | 40,000 | C | 7/13/2011 | | | kit reno including |
| 6/7/2004 | 2942 | ROOF | | C | 3/14/2005 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/22/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/13/2011 | MEAS+INSPCTD | 25 | D ERSKINE |
| 1/27/2009 | MEAS+INSPCTD | 100 | |
| 12/14/2004 | M&L COMPLETE | 615 | |
| 1/18/1995 | MEAS+INSPCTD | 606 | |

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: | 8 - BRICK VENR |
| Sec Wall: | % |
| Roof Struct: | 7 - SHED |
| Roof Cover: | 11 - MEMBRANE |
| Color: | |
| View / Desir: | |

GENERAL INFORMATION

| | |
|---------------|-------------|
| Grade: | C - AVERAGE |
| Year Blt: | 1952 |
| Alt LUC: | |
| Jurisdct: | |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|--------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 1 - DRYWALL |
| Sec Int Wall: | % |
| Partition: | T - TYPICAL |
| Prim Floors: | 2 - SOFTWOOD |
| Sec Floors: | % |
| Bsmnt Flr: | |

| | |
|-------------|----------------|
| Bsmnt Gar: | |
| 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 |
| Solar HW: | NO |
| % Com Wal: | 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| | | | | | | | | | | | | | | | | | | |

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: | 1 | Rating: | AVERAGE |

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | GOOD |
| A Kits: | | Rating: | |
| Frp1: | 2 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

CONDO INFORMATION

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

DEPRECIATION

| | | |
|---------------|--------------|--------------|
| Phys Cond: | AV - Average | 31.0% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 31.4% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 86.00 |
| Size Adj.: | 1.02649772 |
| Const Adj.: | 1.04957998 |
| Adj \$ / SQ: | 92.656 |
| Other Features: | 64315 |
| Grade Factor: | 1.00 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 356570 |
| Depreciation: | 111963 |
| Depreciated Total: | 244607 |

COMMENTS

| |
|------------|
| GAR ANGLED |
|------------|

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: | 7 | BR: | 3 | Bath: | 3 | HB | | | | | |

REMODELING

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

RES BREAKDOWN

| No | Unit | RMS | BRS | FL |
|--------|------|-----|-----|----|
| 1 | | 7 | 3 | |
| Totals | | | | |
| 1 | | 7 | 3 | |

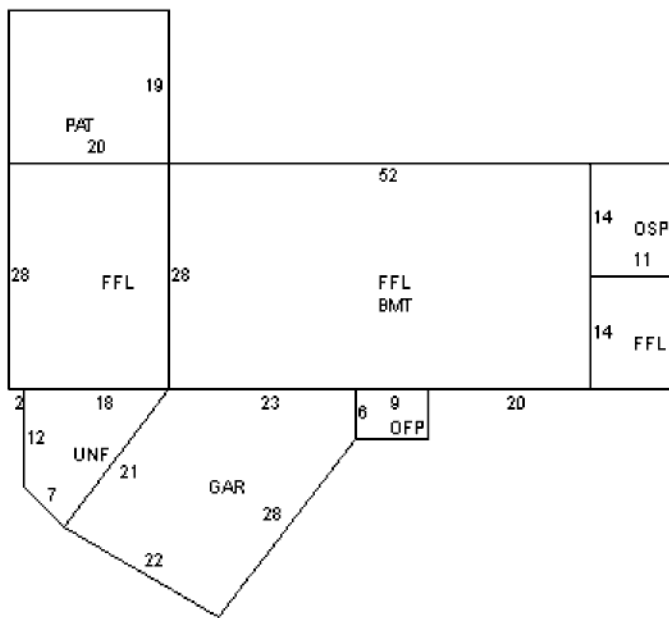
COMPARABLE SALES

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

| | | | |
|-------------------|-------------|--------------|-------------|
| WtAv\$/SQ: | AvRate: | Ind.Val: | 686249.7975 |
| Juris. Factor: | Val/Su Fin: | 80.35 | |
| Special Features: | 0 | Val/Su Net: | 49.80 |
| Final Total: | 244600 | Val/Su SzAd: | 112.72 |

PARCEL ID 119 43 0

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|-------------|------------|----------------|--------------|
| FFL | 1ST FLOOR | 2,170 | 92.660 | 201,063 |
| BMT | BASEMENT | 1,456 | 37.060 | 53,963 |
| GAR | GARAGE | 606 | 36.000 | 21,816 |
| PAT | PATIO | 380 | 7.000 | 2,660 |
| OSP | SCRN PORCH | 154 | 22.500 | 3,465 |
| UNF | UNFINUFL | 92 | 92.660 | 8,478 |
| OFFP | OPEN PORCH | 54 | 15.000 | 810 |
| Net Sketched Area: | | 4,912 | Total: 292,255 | |
| Size Ad | 2170 | Gross Area | 5003 | FinArea 3044 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | RRM | 60 A | | 0 |

IMAGE



AssessPro Patriot Properties, Inc

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