

Town Of Lincoln



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 | 10. | 1.000 | R5 | | | | | | | | | 800,000 | | | | | | 800,000 | |
| 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 | 1,290,800 | 28,700 | 5.400 | 906,900 | 2,226,400 | | |
| | | | | | | Entered Lot Size | |
| | | | | | | Total Land: | |
| | | | | | | Land Unit Type: | |
| Total Card | | 1,290,800 | 28,700 | 5.400 | 906,900 | 2,226,400 | |
| Total Parcel | | 1,290,800 | 28,700 | 5.400 | 906,900 | 2,226,400 | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 280.18 | | /Parcel: 280.18 | | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 1,358,600 | 28700 | 5.4 | 906,900 | 2,294,200 | 2,294,200 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,379,100 | 28700 | 5.4 | 903,700 | 2,311,500 | 2,311,500 | Create Final value 2019 | 6/4/2019 |
| 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 |

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 | |
| 5/28/2005 | MEAS/EXT INS | 615 | |
| 1/13/2001 | M&L EXTERIOR | 613 | |
| 1/11/1995 | MEAS+INSPCTD | 606 | |
| 2/4/1994 | PERMIT VISIT | 600 | |
| 12/9/1993 | PERMIT VISIT | 600 | |
| 1/11/1993 | INSPECTED | 601 | |

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 details: Grade: A+ - EXCELLENT, Year Blt: 1939, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , 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: , Bsmnt Gar: , 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 12 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. Includes items like TENNIS C, POOL I-G, PATIO, SHED/FR, GARAGE.

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

DEPRECIATION

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

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 85.00, Size Adj.: 0.83103728, Const Adj.: 0.96899998, Adj \$ / SQ: 68.448, Other Features: 130250, Grade Factor: 2.40, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1744322, Depreciation: 453524, Depreciated Total: 1290798

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:

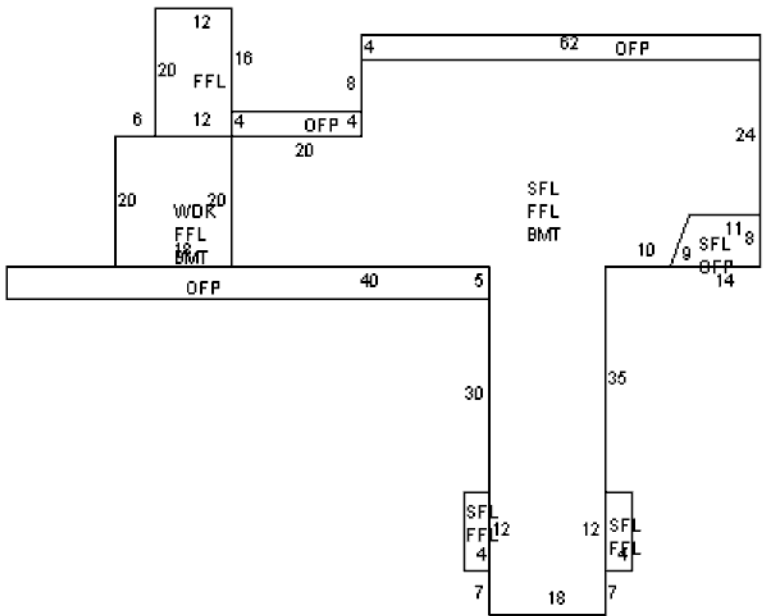
RES BREAKDOWN

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: 162.45, Special Features: 0, Val/Su Net: 105.95, Final Total: 1290800, Val/Su SzAd: 174.34

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 12,183, Total: 596,551, Size Ad: 7404, Gross Area: 12183, FinArea: 7946

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes row for BMT with 100% Usbl and 15% Type.

IMAGE

AssessPro Patriot Properties, Inc

