



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 154 |        | BEDFORD RD, LINCOLN   |

**OWNERSHIP**

|                              |
|------------------------------|
| Owner 1: WHALEN TR DAVID     |
| Owner 2: WHALEN TR JAQUELINE |
| Owner 3: DAVID WHALEN TRUST  |
| Street 1: 154 BEDFORD RD     |
| Street 2:                    |
| Twn/City: LINCOLN            |
| St/Prov: MA Cntry Own Occ: Y |
| Postal: 01773-1511 Type:     |

**PREVIOUS OWNER**

|                          |
|--------------------------|
| Owner 1: WHALEN - DAVID  |
| Owner 2: -               |
| Street 1: 154 BEDFORD RD |
| Twn/City: LINCOLN        |
| St/Prov: MA Cntry        |
| Postal: 01773-1511       |

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1945, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | ONE FAM     |          | 40075       |                    | SQUARE FE | PRIME SITE |           | 0          | 7.91       | 1.697 | R3    |             |           |        |   |        |   |        |   | 538,058         |           |   |           |        |      | 538,100   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value                        | Yard Items | Land Size       | Land Value | Total Value |
|-------------------------|---------------------------------------|------------|-----------------|------------|-------------|
| 101                     | 372,300                               | 1,500      | 0.920           | 538,100    | 911,900     |
| Total Card              | 372,300                               | 1,500      | 0.920           | 538,100    | 911,900     |
| Total Parcel            | 372,300                               | 1,500      | 0.920           | 538,100    | 911,900     |
| Source: Market Adj Cost | Total Value per SQ unit /Card: 326.64 |            | /Parcel: 326.64 |            |             |

| Legal Description | User Acct |
|-------------------|-----------|
|                   |           |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit Type:   |           |
|                   | Insp Date |
|                   | 05/29/08  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 101 | FV  | 356,200    | 1500      | .92       | 476,200    | 833,900     | 833,900       | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 319,000    | 1500      | .92       | 476,200    | 796,700     | 796,700       | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 310,400    | 1500      | .92       | 461,200    | 773,100     | 773,100       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 310,400    | 1300      | .92       | 461,200    | 772,900     | 772,900       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 304,700    | 1300      | .92       | 435,300    | 741,300     | 741,300       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 304,700    | 1300      | .92       | 422,400    | 728,400     | 728,400       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 293,200    | 1300      | .92       | 391,100    | 685,600     | 685,600       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 290,400    | 1300      | .92       | 350,300    | 642,000     | 642,000       | Year End Roll           | 1/23/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|
| WHALEN,DAVID    | 74887-7   |      | 6/15/2020 | CONVENIENC |            | 1  | No  | No    |
| WHALEN, EST. OF | 24336-509 |      | 3/8/1994  | FAMILY     | 150,000    | No | No  |       |
|                 | 8114-81   |      | 6/19/1955 |            | 15,500     | No | No  |       |

**TAX DISTRICT**

**PAT ACCT.**

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| WHALEN,DAVID    | 74887-7   |      | 6/15/2020 | CONVENIENC |            | 1  | No  | No    |                 |       |
| WHALEN, EST. OF | 24336-509 |      | 3/8/1994  | FAMILY     | 150,000    | No | No  |       |                 |       |
|                 | 8114-81   |      | 6/19/1955 |            | 15,500     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number  | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment     |
|-----------|---------|----------|--------|-----|------------|----------|----------|-------------|
| 1/16/2008 | 3870    | RENOVATI | 17,200 | C   | 5/29/2008  |          |          | bth remodel |
| 7/2/2001  | 2291    | SHED     | 900    | C   | 5/25/2002  |          |          |             |
| 4/10/1997 | 1160-97 | ADDITION | 50,000 | C   | 7/1/1998   |          |          |             |
| 9/12/1994 | 564-94  | RENOVATI | 20,000 | C   | 8/23/1995  |          |          |             |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 5/17/2018 | INFO AT DOOR | 622 | K Cuoco   |
| 6/3/2009  | PERMIT VISIT | 25  | D ERSKINE |
| 5/29/2008 | MEAS/EXT INS | 100 |           |
| 5/25/2002 | MEAS/EXT INS | 613 |           |
| 3/28/1998 | MEAS+INSPCTD | 602 |           |
| 6/9/1997  | MEAS/EXT INS | 602 |           |
| 11/6/1995 | MEAS/EXT INS | 607 |           |
| 8/23/1995 | PERMIT VISIT | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA

|                      |                       |                         |               |           |                |            |                |
|----------------------|-----------------------|-------------------------|---------------|-----------|----------------|------------|----------------|
| Total AC/HA: 0.92000 | Total SF/SM: 40075.20 | Parcel LUC: 101 ONE FAM | Prime NB Desc | RES CAT 3 | Total: 538,058 | SpI Credit | Total: 538,100 |
|----------------------|-----------------------|-------------------------|---------------|-----------|----------------|------------|----------------|

**EXTERIOR INFORMATION**

|               |                |
|---------------|----------------|
| Type:         | 5 - CAPE       |
| Sty Ht:       | 1H - 1H        |
| (Liv) Units:  | 1 Total: 1     |
| Foundation:   | 2 - CONC BLOCK |
| Frame:        | 1 - WOOD       |
| Prime Wall:   | 4 - VINYL      |
| Sec Wall:     | %              |
| Roof Struct:  | 1 - GABLE      |
| Roof Cover:   | 1 - ASPHALT    |
| Color:        |                |
| View / Desir: |                |

**BATH FEATURES**

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

**COMMENTS**

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

**GENERAL INFORMATION**

|               |               |             |  |
|---------------|---------------|-------------|--|
| Grade:        | C+ - AVG. (+) |             |  |
| Year Blt:     | 1945          | Eff Yr Blt: |  |
| Alt LUC:      |               | Alt %:      |  |
| Jurisdict:    |               | Fact.:      |  |
| Const Mod:    |               |             |  |
| Lump Sum Adj: |               |             |  |

**OTHER FEATURES**

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

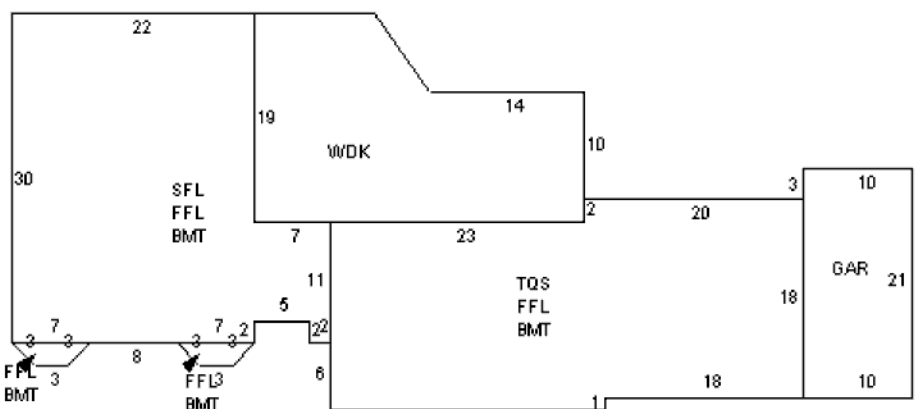
**CONDO INFORMATION**

|              |               |
|--------------|---------------|
| 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       | RMs: 9 |        | BRs: 3  |   | Baths: 2 |    | HB: 1 |    |    |    |   |   |

**SKETCH**



**INTERIOR INFORMATION**

|               |                 |              |     |
|---------------|-----------------|--------------|-----|
| Avg Ht/FL:    | STD             |              |     |
| Prim Int Wal: | 2 - PLASTER     |              |     |
| Sec Int Wall: | %               |              |     |
| Partition:    | T - TYPICAL     |              |     |
| Prim Floors:  | 3 - HARDWOOD    |              |     |
| Sec Floors:   | 2 - SOFTWOO 50% |              |     |
| Bsmnt Flr:    |                 |              |     |
| Bsmnt Gar:    |                 |              |     |
| Electric:     | 3 - TYPICAL     |              |     |
| Insulation:   | 2 - TYPICAL     |              |     |
| Int vs Ext:   | S               |              |     |
| Heat Fuel:    | 2 - GAS         |              |     |
| Heat Type:    | 3 - FORCED H/W  |              |     |
| # Heat Sys:   | 1               |              |     |
| % Heated:     | 100             | % AC:        | 100 |
| Solar HW:     | NO              | Central Vac: | NO  |
| % Com Wal:    | 0               | % Sprinkled: | 0   |

**DEPRECIATION**

|             |                |       |
|-------------|----------------|-------|
| Phys Cond:  | VG - Very Good | 16.0% |
| Functional: |                | %     |
| Economic:   |                | %     |
| Special:    |                | %     |
| Override:   |                | %     |
| Total:      |                | 16.4% |

**REMODELING**

|            |      |
|------------|------|
| Exterior:  |      |
| Interior:  |      |
| Additions: | 1998 |
| Kitchen:   | 1995 |
| Baths:     |      |
| Plumbing:  |      |
| Electric:  |      |
| Heating:   |      |
| General:   | 1998 |

**RES BREAKDOWN**

|         |     |     |    |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1       | 9   | 3   |    |
| Totals  |     |     |    |
| 1       | 9   | 3   |    |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 103.00     |
| Size Adj.:         | 0.96491897 |
| Const Adj.:        | 0.99970198 |
| Adj \$ / SQ:       | 99.357     |
| Other Features:    | 74727      |
| Grade Factor:      | 1.10       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 445318     |
| Depreciation:      | 73032      |
| Depreciated Total: | 372286     |

**COMPARABLE SALES**

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

**SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| BMT                | BASEMENT    | 1,500      | 24.840    | 37,259       |      |
| FFL                | 1ST FLOOR   | 1,500      | 99.360    | 149,036      |      |
| SFL                | 2ND FLOOR   | 727        | 99.360    | 72,233       |      |
| TQS                | 3/4 STORY   | 565        | 99.360    | 56,112       |      |
| WDK                | WOOD DECK   | 455        | 17.380    | 7,909        |      |
| GAR                | GARAGE      | 210        | 36.000    | 7,560        |      |
| Net Sketched Area: |             | 4,957      | Total:    | 330,109      |      |
| Size Ad            | 2791.75     | Gross Area | 5145      | FinArea      | 2792 |

**SUB AREA DETAIL**

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

**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   | 10x14    | A    | AV  | 2001 | 15.00      | T   | 30  | 101 |      |       | 1,500      |      |       | 1,500        |

**PARCEL ID** 119 31 0

|       |   |                   |       |                         |  |        |       |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|
| More: | N | Total Yard Items: | 1,500 | Total Special Features: |  | Total: | 1,500 |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|

IMAGE

AssessPro Patriot Properties, Inc

