



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 142 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | WU PAUL |
| Owner 2: | WU REANNA |
| Owner 3: | |
| Street 1: | 142 BEDFORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2707 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------|
| Owner 1: | PIRES - HUI |
| Owner 2: | PIRES - KYLE |
| Street 1: | 142 BEDFORD RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2707 |

NARRATIVE DESCRIPTION

This Parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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: | | | | Topo | | |
| D | | | | Street | 1 | PAVED |
| s | | | | 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 | | 44866 | | SQUARE FE | PRIME SITE | | 0 | 7.91 | 1.548 | R3 | | | | | | | | | 549,427 | | | | | | 549,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 201,600 | 400 | 1.030 | 549,400 | 751,400 | 3097 | 0 |
| Total Card | | | | | | Entered Lot Size | GIS Ref |
| Total Parcel | | | | | | Total Land: | GIS Ref |
| Source: Market Adj Cost | | | | | | Land Unit Type: | Insp Date |
| Total Value per SQ unit /Card: 312.65 | | | | | | /Parcel: 312.65 | 11/25/08 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 101 | FV | 185,000 | 400 | 1.03 | 486,200 | 671,600 | 671,600 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 183,300 | 400 | 1.03 | 486,200 | 669,900 | 669,900 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 166,700 | 400 | 1.03 | 470,900 | 638,000 | 638,000 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 166,700 | 400 | 1.03 | 470,900 | 638,000 | 638,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 165,100 | 400 | 1.03 | 444,500 | 610,000 | 610,000 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 163,400 | 400 | 1.03 | 431,300 | 595,100 | 595,100 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 160,100 | 400 | 1.03 | 399,400 | 559,900 | 559,900 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 156,200 | 400 | 1.03 | 357,700 | 514,300 | 514,300 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| PIRES,HUI | 69945-559 | | 9/18/2017 | | 618,999 | No | No | | | |
| PAGE,DEBORAH L | 62167-434 | | 7/2/2013 | | 507,000 | No | No | | | |
| PAGE DEBORAH L, | 38741-316 | | 4/9/2003 | CONVENIENC | | 1 | No | No | | |
| LIPPMAN RICHARD | 31702-453 | | 8/8/2000 | | 415,000 | No | No | | | |
| LIPPMAN ANNE F | 29417-555 | | 11/17/1998 | CONVENIENC | | 1 | No | No | | |
| RICHARD J. LIPP | 22004-130 | | 5/4/1992 | FAMILY | | No | No | | | |
| LIPPMAN ANNE F | 29417-557 | | 11/17/1988 | CONVENIENC | | 1 | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|-----------|----------|--------|-----|------------|----------|----------|--------------------|
| 4/10/2020 | R-20-0061 | SOLAR PA | 12,458 | C | | | | Install 4 solar ho |
| 5/11/2018 | 7064 | SOLAR PA | 28,166 | C | 6/26/2018 | | | Install solar pane |
| 4/23/2014 | 5723 | MANUAL | 4,000 | C | | | | Sheet metal work f |
| 4/14/1994 | 215 | RENOVATI | 40,000 | C | 12/9/1993 | | | |
| 12/1/1993 | 177 | RENOVATI | 20,000 | C | 12/9/1993 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 3/20/2014 | SALES INSP | 618 | G BOURGAULT |
| 11/25/2008 | MEAS+INSPCTD | 100 | |
| 1/23/2003 | ABATE-INSPEC | 600 | |
| 11/6/1995 | MEAS+INSPCTD | 607 | |
| 12/14/1993 | PERMIT VISIT | 600 | |

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: | 4 - VINYL |
| Sec Wall: | |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

GENERAL INFORMATION

| | |
|---------------|---------------------|
| Grade: | C - AVERAGE |
| Year Blt: | 1955 Eff Yr Blt: |
| Alt LUC: | |
| Jurisdict: | |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|-----------------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - PLASTER |
| Sec Int Wall: | 1 - DRYWALL 50% |
| Partition: | T - TYPICAL |
| Prim Floors: | 3 - HARDWOOD |
| Sec Floors: | 5 - LINO/VINYL 20% |
| Bsmnt Flr: | |
| Bsmnt Gar: | |
| Electric: | 3 - TYPICAL |
| Insulation: | 2 - TYPICAL |
| Int vs Ext: | S |
| Heat Fuel: | 1 - OIL |
| Heat Type: | 1 - FORCED H/A |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: 0 |
| 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 | 8X10 | A | AV | 1975 | 15.00 | T | 70 | 101 | | | 400 | | | 400 |

More: N Total Yard Items: 400 Total Special Features: Total: 400

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

| | | |
|-------------|--------------|-------|
| Phys Cond: | AV - Average | 30% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 30.8% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 96.00 |
| Size Adj.: | 1.15927696 |
| Const Adj.: | 1.00386000 |
| Adj \$ / SQ: | 111.720 |
| Other Features: | 40000 |
| Grade Factor: | 1.00 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 291316 |
| Depreciation: | 89725 |
| Depreciated Total: | 201590 |

COMMENTS

deed restr 3 bed only. APT IN BASEMENT

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: 8 | BRs: 3 | Baths: 2 HB |

REMODELING

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

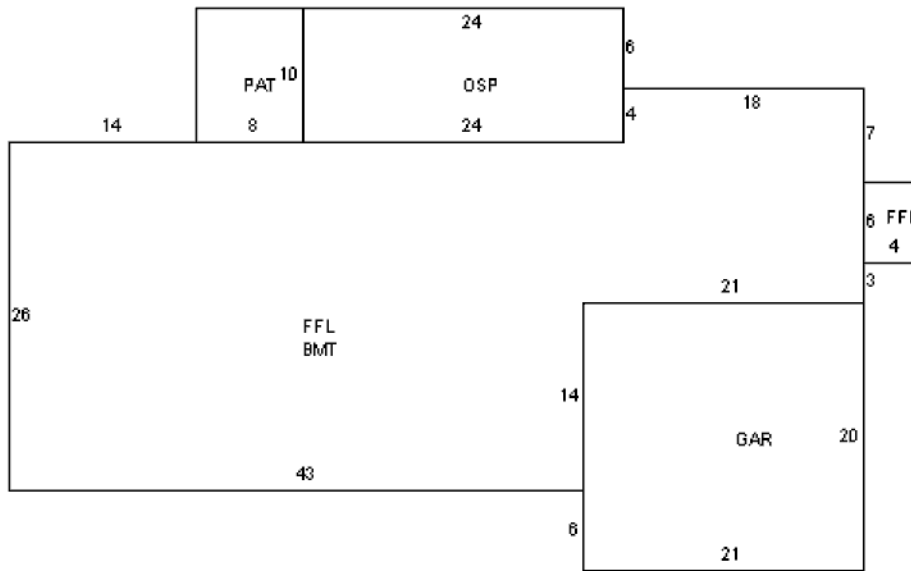
RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 8 | 3 | 1 |
| Totals | | | |
| 1 | 8 | 3 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|-----------|--------------|------|------------|
| | | | | |
| WtAv\$/SQ: AvRate: Ind.Val: 502741.5019 | | | | |
| Juris. Factor: | | Before Depr: | | 111.72 |
| Special Features: 0 | | Val/Su Net: | | 55.26 |
| Final Total: 201600 | | Val/Su SzAd | | 137.52 |

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 1,466 | 111.720 | 163,782 | |
| BMT | BASEMENT | 1,442 | 46.080 | 66,454 | |
| GAR | GARAGE | 420 | 36.000 | 15,120 | |
| OSP | SCRN PORCH | 240 | 22.500 | 5,400 | |
| PAT | PATIO | 80 | 7.000 | 560 | |
| Net Sketched Area: | | 3,648 | Total: | 251,316 | |
| Size Ad | 1466 | Gross Area | 3648 | FinArea | 2403 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | RRM | 65 | A | 0 |

IMAGE



AssessPro Patriot Properties, Inc