



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | | BYPASS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|-------------------------|
| Owner 1: | THE EDINBURG CENTER INC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 1040 WALTHAM ST |
| Street 2: | |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02421 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------|
| Owner 1: | BRAY THOMAS P - |
| Owner 2: | MICU LINDA M - |
| Street 1: | 19 TRAPELO RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as CHARITY with a(n) RANCH Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | B | CESSPL |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 905 | CHARITY | | 41382 | | SQUARE FE | PRIME SITE | | 0 | 8. | 1.653 | R2 | | | | | | | | | 547,317 | | | | | | 547,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 905 | 276,100 | 500 | 0.950 | 547,300 | 823,900 |
| Total Card | 276,100 | 500 | 0.950 | 547,300 | 823,900 |
| Total Parcel | 276,100 | 500 | 0.950 | 547,300 | 823,900 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 329.96 | /Parcel: 329.96 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| | Insp Date |
| | 02/24/09 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 905 | FV | 234,600 | 700 | .95 | 496,000 | 731,300 | 731,300 | Year End Roll | 10/19/2021 |
| 2021 | 905 | FV | 215,400 | 700 | .95 | 427,600 | 643,700 | 643,700 | Year End Roll | 10/15/2020 |
| 2020 | 905 | FV | 213,400 | 700 | .95 | 434,400 | 648,500 | 648,500 | Year End Roll | 9/26/2019 |
| 2019 | 905 | FV | 194,300 | 700 | .95 | 420,100 | 615,100 | 615,100 | Create Final value 2019 | 6/4/2019 |
| 2018 | 905 | FV | 194,300 | 700 | .95 | 420,100 | 615,100 | 615,100 | Year End Roll | 9/28/2017 |
| 2017 | 905 | FV | 192,300 | 700 | .95 | 407,800 | 600,800 | 600,800 | Year End Roll | 9/29/2016 |
| 2016 | 905 | FV | 190,400 | 700 | .95 | 407,800 | 598,900 | 598,900 | Year End Roll | 1/14/2016 |
| 2015 | 905 | FV | 186,600 | 700 | .95 | 345,500 | 532,800 | 532,800 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|
| BRAY THOMAS P | 50930-465 | | 3/25/2008 | INVOLV CHARI | 473,000 | No | No | |
| BRAY THOMAS P T | 50930-463 | | 3/25/2008 | FAMILY | 100 | No | No | |
| BRAY THOMAS P, | 41491-500 | | 11/24/2003 | CONVENIENC | 100 | No | No | |
| BRAY THOMAS P, | 41491-478 | | 11/24/2003 | CONVENIENC | 100 | No | No | |
| JOHN K. KIMBALL | 21936-102 | | 4/13/1992 | OTHER | | No | No | |

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| BRAY THOMAS P | 50930-465 | | 3/25/2008 | INVOLV CHARI | 473,000 | No | No | | | |
| BRAY THOMAS P T | 50930-463 | | 3/25/2008 | FAMILY | 100 | No | No | | | |
| BRAY THOMAS P, | 41491-500 | | 11/24/2003 | CONVENIENC | 100 | No | No | | | |
| BRAY THOMAS P, | 41491-478 | | 11/24/2003 | CONVENIENC | 100 | No | No | | | |
| JOHN K. KIMBALL | 21936-102 | | 4/13/1992 | OTHER | | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------------|--------|----------|--------|-----|------------|----------|-----------|--------------------|
| 4/8/2008 | 3911 | RENOVATI | 51,249 | C | 6/26/2008 | | | convert gar to 2 r |
| 9/15/2004 | 3036 | SHED | 500 | C | 4/30/2005 | | | 4/30 50% |
| 12/17/2003 | 2838 | MANUAL | 5,000 | C | 6/12/2004 | | | enclose sides of c |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|--------|
| 2/24/2009 | MEAS+INSPCTD | 100 | |
| 6/26/2008 | PERMIT VISIT | 100 | |
| 5/23/2008 | CERT OF OCC | 10 | MARK R |
| 6/29/2006 | MEAS/EXT INS | 50 | |
| 3/21/2006 | MEAS+INSPCTD | 100 | |
| 4/30/2005 | MEAS+INSPCTD | 615 | |
| 11/20/2004 | M&L EXTERIOR | 615 | |
| 6/12/2004 | MEAS/EXT INS | 615 | |
| 10/31/1995 | MEAS+INSPCTD | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA

