



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 8 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|-----------------------------|
| Owner 1: | FLINT TR EPHRAIM B |
| Owner 2: | WEIR TR MARGARET M |
| Owner 3: | CHARLES I REAL ESTATE TRUST |
| Street 1: | PO BOX 6034 |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 6.23 ACRES of land mainly classified as 017 with a(n) ANTIQUE Building Built about 1834, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|--------------|-----|---------|------|--------|
| Z | LC | Historic Dst | | U | A | SEPTIC |
| o | R1 | Residential | 100 | 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 | | 44107 | | SQUARE FE | PRIME SITE | | 0 | 10.5 | 1.570 | R5 | | | | | | | | | 726,937 | | | | | | 726,900 | |
| 713 | HAY/GRN | | 5.217 | | ACRES | AGRICULTURA | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 156,510 | | | 215 | | | 1,122 | Cons Restr |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|
| 101 | 283,800 | | 1.013 | 726,900 | 1,010,700 |
| 713 | | | 5.217 | 1,122 | 1,122 |
| Total Card | 283,800 | | 6.230 | 728,022 | 1,011,822 |
| Total Parcel | 283,800 | | 6.230 | 728,022 | 1,011,822 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 386.49 | /Parcel: | 386.49 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |
| Insp Date | 12/06/21 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 017 | FV | 246,400 | 0 | 6.23 | 821,110 | 1,067,510 | 912,122 | Year End Roll | 10/19/2021 |
| 2021 | 017 | FV | 262,000 | 0 | 6.23 | 848,810 | 1,110,810 | 955,323 | Year End Roll | 10/15/2020 |
| 2020 | 017 | FV | 266,500 | 0 | 6.23 | 848,810 | 1,115,310 | 959,802 | Year End Roll | 9/26/2019 |
| 2019 | 017 | FV | 259,800 | 0 | 6.23 | 846,110 | 1,105,910 | 950,402 | Create Final value 2019 | 6/4/2019 |
| 2018 | 017 | FV | 259,800 | 0 | 6.23 | 846,110 | 1,105,910 | 950,443 | Year End Roll | 9/28/2017 |
| 2017 | 017 | FV | 257,300 | 1400 | 6.23 | 846,110 | 1,104,810 | 949,474 | Year End Roll | 9/29/2016 |
| 2016 | 017 | FV | 255,100 | 1400 | 6.23 | 801,110 | 1,057,610 | 902,039 | Year End Roll | 1/14/2016 |
| 2015 | 017 | FV | 239,400 | 1400 | 6.23 | 753,310 | 994,110 | 838,539 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------------|-----------|------|------------|-----------|------------|---|-----|-------|-----------------|----------------------|
| CHAPIN BERTHA | 15943-209 | | 12/26/1984 | OTHER | | 1 | No | No | | PROBATE DOC #90P4476 |
| BERTHA CHAPIN | 6751-5 | | 3/23/1944 | FAMILY | | | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 11/5/2007 | 3810 | RENOVATI | 38,500 | C | 5/29/2008 | | | replace existing p |
| 12/2/2003 | 2829 | SHED | | C | 6/12/2004 | | | sugar shack shed |
| 3/9/2000 | 1885 | MANUAL | 5,000 | C | 6/19/2000 | | | bathroom 6/19/00 |
| 2/8/2000 | 1876 | MANUAL | | C | 6/19/2000 | | | floor replacement |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|---------------|-----|------|
| 12/6/2021 | INSPECTED | 5 | TB |
| 2/27/2017 | MEAS/EXT INS | 4 | JG |
| 5/29/2008 | MEAS/EXT INS | 100 | |
| 6/12/2004 | MEAS/EXT INS | 615 | |
| 6/19/2000 | MEAS+INSPECTD | 611 | |
| 1/12/1995 | MEAS+INSPECTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | |
|---------------|----------------|
| Type: | 1 - ANTIQUE |
| Sty Ht: | 2A - 2A |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BRK OR STN |
| Frame: | 1 - WOOD |
| Prime Wall: | 2 - CLAPBOARD |
| Sec Wall: | % |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

GENERAL INFORMATION

| | |
|---------------|---------------|
| Grade: | C+ - AVG. (+) |
| Year Blt: | 1834 |
| Alt LUC: | |
| Jurisdct: | |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|----------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - PLASTER |
| 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: | 3 - FORCED H/W |
| # 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| | | | | | | | | | | | | | | | | | | |

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

| | | |
|-------------|--------------|--------|
| Phys Cond: | AV - Average | 35.00% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 35.00% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 114.00 |
| Size Adj.: | 0.97918260 |
| Const Adj.: | 1.00979996 |
| Adj \$ / SQ: | 112.721 |
| Other Features: | 43500 |
| Grade Factor: | 1.10 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 436642 |
| Depreciation: | 152825 |
| Depreciated Total: | 283817 |

COMMENTS

NEWHALL-CHAPIN HSE AGRI PRESER CR
7/3/02 BK35836 PG603.

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: 4 | | Baths: 1 | | HB: 1 | | | | | |

REMODELING

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

RES BREAKDOWN

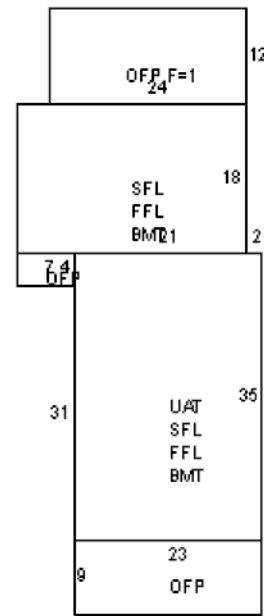
| No Unit | RMS | BRS | FL |
|---------------|-----|-----|----|
| 1 | 9 | 4 | |
| Totals | | | |
| 1 | 9 | 4 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|--------|-------------|
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| | | | | 820253.8613 |
| Juris. Factor: | | Before Depr: | 123.99 | |
| Special Features: | 0 | Val/Su Net: | 62.09 | |
| Final Total: | 283800 | Val/Su SzAd: | 108.40 | |

PARCEL ID 143 32 0

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| BMT | BASEMENT | 1,309 | 28.180 | 36,888 | |
| FFL | 1ST FLOOR | 1,309 | 112.720 | 147,551 | |
| SFL | 2ND FLOOR | 1,309 | 112.720 | 147,551 | |
| OPF | OPEN PORCH | 523 | 15.000 | 7,845 | |
| UAT | UNF ATTIC | 121 | 112.720 | 13,611 | |
| Net Sketched Area: | | 4,571 | Total: | 353,446 | |
| Size Ad | 2618 | Gross Area | 5255 | FinArea | 2618 |

SUB AREA DETAIL

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

IMAGE



AssessPro Patriot Properties, Inc