

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 24 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------|
| Owner 1: | FAY ADRIAN A |
| Owner 2: | FAY MARIA T |
| Owner 3: | |
| Street 1: | 24 BEDFORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |
| Own Occ: | Y |
| Type: | |

PREVIOUS OWNER

| | |
|-----------|--------------------------------|
| Owner 1: | BLAKE THOMAS K TR - |
| Owner 2: | 24 BEDFORD ROAD REALTY TRUST - |
| Street 1: | 23 CENTRE AVE |
| Twn/City: | BELMONT |
| St/Prov: | MA Cntry |
| Postal: | 02478 |

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1794, Having Primarily CLAPBOARD Exterior and SLATE Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 6 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 Infru | 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 | | 0.163 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 4,890 | | | | | | 4,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|---|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 1,396,400 | 4,500 | 2.000 | 804,900 | 2,205,800 |
| 1/8 interest in common land parcels 44-4-0 and 44-4-6 | | | | | |
| Total Card | 1,396,400 | 4,500 | 2.000 | 804,900 | 2,205,800 |
| Total Parcel | 1,396,400 | 4,500 | 2.000 | 804,900 | 2,205,800 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 324.14 | /Parcel: 324.14 |

| Legal Description | User Acct |
|---|-----------|
| 1/8 interest in common land parcels 44-4-0 and 44-4-6 | 0 |
| | GIS Ref |
| | GIS Ref |
| | Insp Date |
| | 07/15/11 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 1,486,600 | 4500 | 2. | 804,900 | 2,296,000 | 2,296,000 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,483,900 | 4500 | 2. | 801,700 | 2,290,100 | 2,290,100 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 1,483,900 | 4500 | 2. | 801,700 | 2,290,100 | 2,290,100 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,341,000 | 4500 | 2. | 801,700 | 2,147,200 | 2,147,200 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,297,400 | 4500 | 2. | 749,700 | 2,051,600 | 2,051,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 1,221,700 | 4500 | 2. | 694,500 | 1,920,700 | 1,920,700 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 1,167,700 | 4500 | 2. | 684,900 | 1,857,100 | 1,857,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 1,135,200 | 4500 | 2. | 664,900 | 1,804,600 | 1,804,600 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|-------|
| BLAKE THOMAS K | 55499-504 | | 9/30/2010 | | 1825000 | No | No | | | |
| RUSSELL WILLIAM | 50849-52 | | 3/7/2008 | PART INTERES | | 1 | No | No | | |
| RUSSELL WILLIAM | 50849-50 | | 3/7/2008 | CHD>SALE | 1500000 | No | No | | | |
| MARGARET L. SMI | 11693-327 | | 6/19/1969 | | 117500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 12/21/2010 | 4632 | RENOVATI | 5,000 | C | 7/15/2011 | | | construct full bth |
| 6/5/2008 | 3959 | GARAGE | 10,000 | C | 11/26/2008 | | | 14x22 attached gar |
| 4/16/2008 | 3919 | RENOVATI | 3,000 | C | 5/22/2008 | | | remove window and |
| 3/13/2008 | 3893 | RENOVATI | 180,000 | C | 11/26/2008 | | | Remodel kit & 5 bt |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 7/15/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/9/2010 | MEAS+INSPCTD | 618 | G BOURGAULT |
| 4/21/2009 | PERMIT VISIT | 25 | D ERSKINE |
| 5/22/2008 | MEAS+INSPCTD | 100 | |
| 3/3/2001 | M&L EXTERIOR | 610 | |
| 10/11/1995 | MEAS+INSPCTD | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

BATH FEATURES

| | | | |
|------------|---|---------|---------|
| Full Bath: | 5 | Rating: | AVERAGE |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | 1 | Rating: | AVERAGE |
| A HBth: | | Rating: | |
| OthrFix: | 6 | Rating: | AVERAGE |

COMMENTS

ELISHA HAGAR HOUSE.

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 | RM: | 14 | BR: | 6 | Bath: | 5 | HB: | 1 | | | | |

OTHER FEATURES

| | | | |
|---------|----|---------|---------|
| Kits: | 1 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | 10 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

CONDO INFORMATION

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

GENERAL INFORMATION

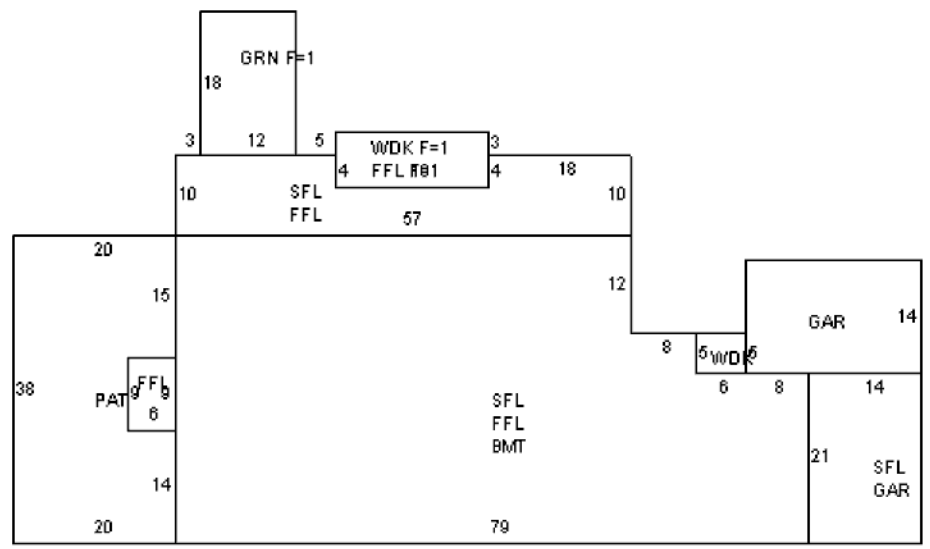
| | | | |
|---------------|---------------|-------------|--|
| Grade: | A - VERY GOOD | | |
| Year Blt: | 1794 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

REMODELING

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

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 14 | 6 | |
| Totals | | | |
| 1 | 14 | 6 | |

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 - SOFTWOOD 50% | | |
| Bsmnt Flr: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - TYPICAL | | |
| Insulation: | 2 - TYPICAL | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - GAS | | |
| Heat Type: | 1 - FORCED H/A | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 0 |

DEPRECIATION

| | | |
|-------------|----------------|-----|
| Phys Cond: | VG - Very Good | 17% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 17% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 100.00 |
| Size Adj.: | 0.83817047 |
| Const Adj.: | 1.04009390 |
| Adj \$ / SQ: | 87.178 |
| Other Features: | 106882 |
| Grade Factor: | 2.10 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 1682368 |
| Depreciation: | 286003 |
| Depreciated Total: | 1396366 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|--------|---------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val 2294708.888 |
| Juris. Factor: | | Val/Su Fin: | 205.20 | |
| Special Features: | 0 | Val/Su Net: | 125.13 | |
| Final Total: | 1396400 | Val/Su SzAd: | 205.20 | |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| SFL | 2ND FLOOR | 3,456 | 87.180 | 301,286 | |
| FFL | 1ST FLOOR | 3,349 | 87.180 | 291,958 | |
| BMT | BASEMENT | 2,668 | 21.790 | 58,147 | |
| PAT | PATIO | 706 | 7.000 | 4,942 | |
| GAR | GARAGE | 602 | 36.000 | 21,672 | |
| GRN | GRN | 216 | 57.840 | 12,493 | |
| WDK | WOOD DECK | 163 | 22.990 | 3,748 | |
| Net Sketched Area: | | 11,160 | Total: | 694,246 | |
| Size Ad | 6805 | Gross Area | 11160 | FinArea | 6805 |

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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 10 | POOL I-C | D | Y | 1 | 18X33 | A | FR | 1950 | 21.13 | T | 75 | 101 | | | 3,100 | | | 3,100 |
| 2 | SHED/FR | D | Y | 1 | 11X34 | A | FR | 1950 | 15.00 | T | 75 | 101 | | | 1,400 | | | 1,400 |

PARCEL ID

| |
|---------|
| 134 1 0 |
|---------|

| | | | | | | | |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|
| More: | N | Total Yard Items: | 4,500 | Total Special Features: | | Total: | 4,500 |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|

IMAGE

AssessPro Patriot Properties, Inc