



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 110 | | CONCORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | FORTI FRANK |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 110 CONCORD ROAD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | LINCOLN FUELS LLC - |
| Owner 2: | - |
| Street 1: | 110 CONCORD RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as SERV ST with a(n) REPAIR GAR Building Built about 1928, Having Primarily CONC BLOCK Exterior and ROLLED Roof Cover, with 1 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------|---|---------|------|--------|
| Z | | | | U | A | SEPTIC |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | LEVEL |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|--------------|
| 334 | SERV ST | | 52272 | | SQUARE FE | PRIME SITE | | 0 | 9.25 | 1.000 | CA | 1.00 | | | | | | | | 483,516 | | | | | | 483,500 | 21 E PROBLEM |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 334 | 53,100 | 23,100 | 1.200 | 483,500 | 559,700 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 139.93 | /Parcel: | 139.93 | Insp Date |
| | | | | | | Land Unit Type: | 10/08/13 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 334 | FV | 53,100 | 23100 | 1.2 | 483,500 | 559,700 | 559,700 | Year End Roll | 9/26/2019 |
| 2019 | 334 | FV | 51,400 | 23100 | 1.2 | 470,400 | 544,900 | 544,900 | Create Final value 2019 | 6/4/2019 |
| 2018 | 334 | FV | 51,400 | 23100 | 1.2 | 470,400 | 544,900 | 544,900 | Year End Roll | 9/28/2017 |
| 2017 | 334 | FV | 44,800 | 23100 | 1.2 | 457,400 | 525,300 | 525,300 | Year End Roll | 9/29/2016 |
| 2016 | 334 | FV | 58,700 | 23100 | 1.2 | 449,500 | 531,300 | 531,300 | Year End Roll | 1/14/2016 |
| 2015 | 334 | FV | 297,800 | 23100 | 1.198 | 353,100 | 674,000 | 674,000 | Year End | 10/2/2014 |
| 2014 | 334 | FV | 305,400 | 23100 | 1.198 | 353,100 | 681,600 | 681,600 | Year End Roll | 1/23/2014 |
| 2013 | 334 | FV | 305,400 | 23100 | 1.178 | 352,500 | 681,000 | 681,000 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------------------------------------|
| LINCOLN FUELS L | 1479-127 | | 10/1/2015 | OTHER | 440000 | No | No | | | INTENTIONALLY SOLD BELOW MARKET FOR |
| RD MCCART INC, | 1324-17 | | 7/28/2006 | | 825000 | No | No | | | |
| H. B. KNOWLES, | 1123-124 | | 3/8/1994 | INTRA-CORP | 200000 | No | No | | | |
| | 12925-433 | | 1/22/1976 | CONVENIENC | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 7/29/2010 | 4535 | GARAGE | 300 | C | | | | replace gar door |
| 5/21/2010 | 4469 | FENCE | | C | | | | fence along back p |
| 7/7/2008 | 3989 | FENCE | | C | | | | chain link fench a |
| 3/9/1994 | 435 | RENOVATI | 10,000 | C | 6/18/1994 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 10/8/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 3/27/2003 | M&L COMPLETE | 615 | |
| 8/16/1994 | MEAS+INSPCTD | 185 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 39 - REPAIR GAR, Sty Ht: 1 - 1, (Liv) Units: 1 Total: 1, Foundation: 6 - SLAB, Frame: 1 - WOOD, Prime Wall: 21 - CONC BLOCK, Sec Wall: 26 - WOOD 25%, Roof Struct: 4 - FLAT, Roof Cover: 10 - ROLLED, Color: View / Desir:

BATH FEATURES

Table with bath details: Full Bath: 0 Rating: NONE, A Bath: Rating: , 3/4 Bath: Rating: , A 3QBth: Rating: , 1/2 Bath: 3 Rating: AVERAGE, A HBth: Rating: , OthrFix: Rating:

COMMENTS

lot size from orig 1.82A less .64 for lot 61-7-1 see sale 3/99..

RESIDENTIAL GRID

Table with grid details: 1st Res Grid, Desc, # Units, Level: FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: BRs: Baths: 0 HB 3

GENERAL INFORMATION

Table with general info: Grade: D - FAIR, Year Blt: 1928 Eff Yr Blt: , Alt LUC: Alt %: , Jurisdic: Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: N - NONE, Prim Floors: 12 - CONCRETE, Sec Floors: 4 - CARPET 25%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100 % AC: 0, Solar HW: NO Central Vac: NO, % Com Wal: 0 % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: FR - Fair 45%, Functional: % Economic: % Special: % Override: % Total: 45%

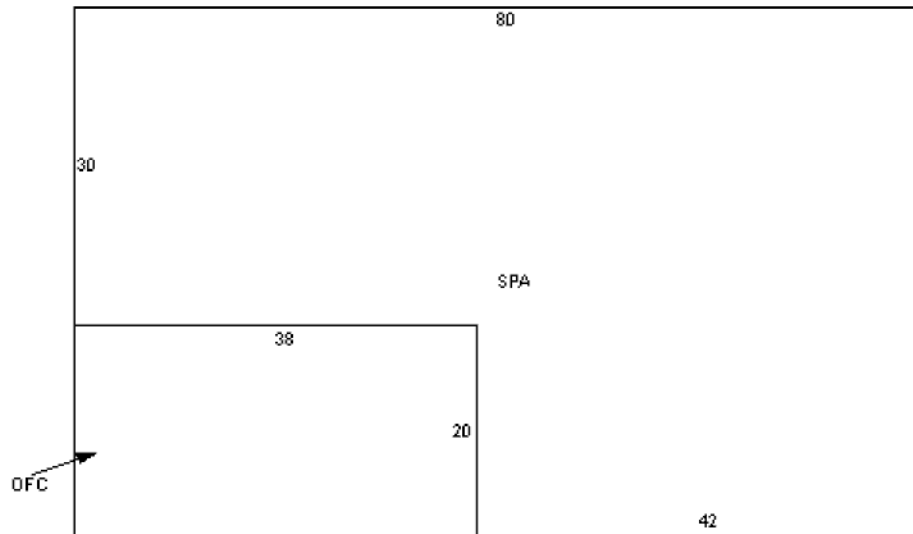
REMODELING

Table with remodeling items: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, Totals

SKETCH



INTERIOR INFORMATION

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 32.00, Size Adj.: 1.20000005, Const Adj.: 0.89860076, Adj \$ / SQ: 34.506, Other Features: 0, Grade Factor: 0.65, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 96535, Depreciation: 43441, Depreciated Total: 53094

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val: 0.00000, Juris. Factor: Val/Su Fin: 13.28, Special Features: 0 Val/Su Net: 13.28, Final Total: 53100 Val/Su SzAd: 13.28

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 3,240 34.510 111,800, OFC OFFICE 760 48.310 36,715, Net Sketched Area: 4,000 Total: 148,515, Size Ad 4000 Gross Area 4000 FinArea 4000

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu Ten

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID 140 2 0

More: N Total Yard Items: 23,100 Total Special Features: Total: 23,100

IMAGE

AssessPro Patriot Properties, Inc

