

215 025 000 000
 MAP LOT SUFIX EXTN
PROPERTY LOCATION
 3 BENT ST
 FRANKLIN, MA 02038

OWNERSHIP
 BOURNE RONALD R & RANDI L TRS
 BOURNE REALTY TRUST
 1431 E. MILLADA DR
 PHOENIX, AZ 85042

PREVIOUS OWNER
 DONOVAN JAMES C
 DONOVAN ANN MARIE
 3 BENT ST
 FRANKLIN, MA 02038-0000

NARRATIVE DESCRIPTION
 This parcel contains 0.59663 AC of land mainly classified as OFFICE with an OFFICE building built about 1948, having primarily VINYL Exterior and 7,952.50 Square Feet, with 1 Commercial Unit, 6 Half Baths.

OTHER ASSESSMENTS

| Code | Desc | Amnt | Comm Int Am |
|------|------|------|-------------|
| | | | |

PROPERTY FACTORS

| Item Code | Item | Code | % |
|-----------------------|--------|------|---|
| Util 1C - ALL UTILITY | Dis 1 | | |
| Util 2 | Dis 2 | | |
| Util 3 | Dis 3 | | |
| Census | Zone 1 | | |
| F. Haz | Zone 2 | | |
| Topog 4 - ROLLING | Zone 3 | | |
| Street 1 - PAVED | Zone 3 | | |
| Traffic | HX | | |
| Exempt | | | |

215-025-000-000
 Parcel ID
IN PROCESS APPRAISAL SUMMARY
 Building Location: 3 BENT ST

| Use Code | Building Val | Yard Items | Land Size | Land Val | Total Val |
|----------------|----------------|------------|-----------|----------------|-----------|
| 340 | 798,700 | 17,300 | 0.60 | 396,300 | 1,212,300 |
| Building Total | 798,700 | 17,300 | 0.60 | 396,300 | 1,212,300 |
| Parcel Total | 798,700 | 17,300 | 0.60 | 396,300 | 1,212,300 |
| Source | 2 - Income App | | 152.44 | Tot Val SF/Bld | 152.44 |

PREVIOUS ASSESSMENTS

| Tx Yr | Cat | Use | Bld Value | Yard Items | Land Size | Land Val | Total Appr | Assessed/Notes |
|-------|-----|-----|-----------|------------|-----------|----------|------------|------------------------------------|
| 2026 | FV | 340 | 798,700 | 17,300 | 0.59663 | 396,300 | 1,212,300 | posting FV as it was pd 12/17/2025 |
| 2025 | FV | 340 | 662,400 | 17,300 | 0.59663 | 388,000 | 1,067,700 | 2025/LDS 12/17/25 10:3 12/17/2025 |
| 2024 | FV | 340 | 640,700 | 17,300 | 0.59663 | 371,400 | 1,029,400 | YEAR END ROLL 12/16/2023 |
| 2023 | FV | 340 | 552,900 | 17,300 | 0.59663 | 338,400 | 908,600 | YEAR END ROLL 01/04/2023 |
| 2022 | FV | 340 | 478,600 | 17,300 | 0.59663 | 305,400 | 801,300 | Year end roll 01/04/2022 |
| 2021 | FV | 340 | 425,200 | 17,800 | 0.59663 | 264,100 | 707,100 | Year End Roll 12/28/2020 |
| 2020 | FV | 340 | 423,600 | 17,800 | 0.59663 | 264,100 | 705,500 | Year End Roll 12/11/2019 |
| 2019 | FV | 340 | 416,000 | 8,800 | 0.59663 | 242,700 | 667,500 | Year End Roll 12/03/2018 |
| 2018 | FV | 340 | 414,300 | 8,800 | 0.59663 | 242,700 | 665,800 | Year End Roll 12/08/2017 |
| 2017 | FV | 340 | 414,300 | 8,800 | 0.59663 | 242,700 | 665,800 | Year End Roll 1/9/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Price | TSF | Verif | NAL | Notes |
|--------------------|--------------|------|------------|------------|-----|-------|-----|-------|
| DONOVAN JAMES C | 24932-420 | | 06/26/2007 | 430,000 | No | Y | O | |
| ASHLANDBRICH INC | 19678-173 | | 08/20/2003 | 525,000 | No | | O | |
| GORBREY DAVID L | 14113-263 | | 04/21/2000 | 360,000 | No | | O | |
| APP PROPERTIES INC | 12403-078 | | 04/03/1998 | 210,000 | No | | | |
| | 3470-544/546 | | 05/15/1956 | | 1 | No | | |

BUILDING PERMITS

| Date | Number | Desc | Amount | Closed | Status | Type | Notes | Last Visit |
|------------|------------|-----------|---------|--------|--------|------|-----------------|------------|
| 09/02/2020 | 102804 | TEN/FT-UP | 15,000 | | C | | WALLS&NEW B | 06/07/2021 |
| 12/28/2016 | BP-17-0806 | TEN/FT-UP | 7,500 | | C | | OFFICE SPACE | 01/28/2021 |
| 09/22/2014 | BP-15-0335 | CANDPY | 3,000 | | C | | 3 X50' NORTH S | 11/27/2018 |
| 01/18/2012 | BP-12-0644 | RENOVATE | 4,000 | | C | | RELOCATE FLUR | 05/03/2017 |
| 01/11/2012 | BP-12-0640 | TEN/FT-UP | 10,000 | | C | | FOR FL OF BU | 03/31/2015 |
| 01/17/2008 | B08-5-19 | SIGN | 5,000 | | C | | 2 BLDG. 1 5X4 F | 05/03/2012 |
| 07/10/2007 | B08-025 | ERTH REM | 3,900 | | C | | UP TO 700 YDS | 03/15/2011 |
| 06/28/2007 | B07-1091 | RENOVATE | 225,000 | | C | | 2 STY 10636 SF | 11/29/2010 |
| 10/21/2003 | BO4-409 | REPAIR | 2,000 | | C | | INSTALL 3 X 50 | 03/31/2010 |
| | | | | | | | INSTALL 3 X 50 | 05/04/2009 |
| | | | | | | | | 07/29/2008 |

ACTIVITIES

| Date | Result | By |
|------------|--------|---------------|
| 06/07/2021 | 14 | P V MOONEY |
| 01/28/2021 | 16 | P V MOONEY |
| 11/27/2018 | 3 | P V MOONEY |
| 05/03/2017 | 15 | P V MOONEY |
| 03/31/2015 | 15 | P V MOONEY |
| 05/03/2012 | 14 | David Ruberti |
| 03/15/2011 | 16 | David Ruberti |
| 11/29/2010 | 22 | ASSESSORS |
| 03/31/2010 | 14 | P V MOONEY |
| 05/04/2009 | 16 | P V MOONEY |
| 07/29/2008 | 14 | P V MOONEY |

FRANKLIN
 Card: 1 of 1
 Total Card 1,212,300 /
 APPR 1,212,300 /
 USE + IMP 1,212,300 /
 USE LAND 1,212,300 /
 ASSESSED 0 /
 1,212,300 /
 1,212,300

LEGAL DESCRIPTION
 DEV-BLDR LOT 8, 9 PLAN 3764
 BOURNE 3329

| Land Unit | Type | Date |
|------------|------|-----------|
| Total Land | SF | 25,989.00 |

| User Account | GIS Coord 1 | GIS Coord 2 | Insp Date | Print Date / Time | Last Date / Time |
|--------------|-------------|-------------|------------|---------------------|------------------|
| 139-049 | | | 06/07/2021 | 12/22/2025 11:46 am | aprio |
| USER DEFINED | | | | | |
| PriorID1a | | | | | |
| PriorID2a | | | | | |
| PriorID3a | | | | | |
| PriorID1b | | | | | |
| PriorID2b | | | | | |
| PriorID3b | | | | | |
| PriorID1c | | | | | |
| PriorID2c | | | | | |
| PriorID3c | | | | | |
| Assessor Map | | | | | |

LAND SECTION (340)

| LUC | LUC Desc | All % | Ft. | # Units | Depth | U. Type | L. Type | Ft. | Base V. Unit Prc | Adj Prc | NBC | Ft. | Mod. | Inf 1 | % | Inf 2 | % | Inf 3 | % | Aprt Rtr LUCC % | Spec L V. | Juris | L. Ft. | Assessed/Notes | | | | | | | | | |
|-------------|----------|-------|-----|---------|-------|---------|---------|-----|------------------|---------|-----|-----|------|-------|---|-------|---|-------|---|-----------------|-----------|---------|--------|----------------|-----------|--------------------------|--------------------|------|---------|------------|------|------|---------|
| 340 | OFFICE | 1 | 1 | 25,989 | | SF | SITE | 1 | 12 | 15.25 | 28 | 1 | | | | | | | | 396,300 | 0 | 0.00000 | 1 | 396,300 | | | | | | | | | |
| Total AC/Ha | | | | | | | | | | | | | | | | | | | | | | | 0.60 | Total SF/SM | 25,989,00 | Parcel LUC: 340 - OFFICE | P. NBC Desc: C/Avg | Totl | 396,300 | Spl Credit | 0.00 | Totl | 396,300 |

| Date | Number | Desc | Amount | Closed | Status | Type | Notes | Last Visit |
|------------|------------|-----------|---------|--------|--------|------|-----------------|------------|
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| | | | | | | | INSTALL 3 X 50 | 05/04/2009 |
| | | | | | | | | 07/29/2008 |

