



**Patriot**  
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		BEDFORD RD, LINCOLN

OWNERSHIP

Owner 1:	TRACEY JR ROBERT J
Owner 2:	RJT PROPERTIES LLC
Owner 3:	
Street 1:	117 REINA WAY APT 202
Street 2:	
Twn/City:	JUPITER
St/Prov:	FL Cntry Own Occ: N
Postal:	33458 Type:

PREVIOUS OWNER

Owner 1:	TRACEY ROBERT J -
Owner 2:	TRACEY'S SERVICE STATION -
Street 1:	PO BOX 357
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0357

NARRATIVE DESCRIPTION

This Parcel contains 1.46 ACRES of land mainly classified as RELAYTW

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
431	RELAYTW		63598		SQUARE FE	PRIME SITE		0	20.23	1.00	CV	1.00								1,286,588						1,286,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
431	1.460		245,200	1,286,600	1,531,800
Total Card		1.460	245,200	1,286,600	1,531,800
Total Parcel		1.460	245,200	1,286,600	1,531,800
Source:		Market Adj Cost	Total Value per SQ Unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	431	FV		243600	1.46	1,249,100	1,492,700		Year End Roll	12/2/2024
2024	431	FV		243600	1.46	1,224,300	1,467,900		Year end	11/9/2023
2023	431	FV		243600	1.46	1,113,000	1,356,600	1,356,600	Year end	11/3/2022
2022	431	FV		184600	1.46	1,113,000	1,297,600	1,297,600	Year End Roll	10/19/2021
2021	431	FV		184600	1.46	795,000	979,600	979,600	Year End Roll	10/15/2020
2020	431	FV		184600	1.46	588,300	772,900	772,900	Year End Roll	9/26/2019
2019	431	FV		184600	1.46	572,400	757,000	757,000	Create Final va	6/4/2019
2018	431	FV		184600	1.46	572,400	757,000	757,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRACEY ROBERT J	32252-205		12/22/2000	CONVENIENC	100	No	No		
TRACEY ELIZABET	6274-152		2/19/1939	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2021	C-21-0041	CELL TOW	50,000	O	2/14/2022			Upgrade telecommun
12/8/2021	C-21-0040	CELL TOW	50,000	O	12/7/2022			Replace 3 antennas
12/13/2018	7282	CELL TOW	25,000	C	7/10/2019			Remove & replace 3
12/5/2016	6639	MANUAL	15,000	C	4/18/2017			Amend permit 6240
10/6/2015	6240	MANUAL	15,000	C	1/10/2017			Modify antennas on
3/14/2014	5671	CELL TOW	15,000	C				modify antenna on
5/22/2013	5422	CELL TOW	15,000	C	4/16/2015			change in contract
11/30/2012	5254	MANUAL	15,000	C	6/18/2013			switch existing eq
11/8/2011	4928	CELL TOW	15,000	C				install of antenna
10/13/2011	4886	CELL TOW	10,000	C				replace antennas o

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2010	PERMIT VISIT	618	G BOURGAULT
5/23/2005	MEAS/EXT INS	600	
6/17/2003	MEAS/EXT INS	615	
3/27/2003	M&L EXTERIOR	615	
3/23/2002	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA

