

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 160 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | GAILEY TIMOTHY H |
| Owner 2: | GAILEY MARY ELLEN |
| Owner 3: | |
| Street 1: | 160 BEDFORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1511 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.02 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1925, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | A | SEPTIC |
| o | | | | 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 | | 44431 | | SQUARE FE | PRIME SITE | | 0 | 6.14 | 1.560 | R2 | | | | | | | | | 425,682 | | | | | | 425,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 106,700 | 900 | 1.020 | 425,700 | 533,300 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 208.61 | | | | | | /Parcel: 208.61 | |
| | | | | | | Insp Date | 05/14/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 106,700 | 900 | 1.02 | 425,700 | 533,300 | 533,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 101,800 | 900 | 1.02 | 413,200 | 515,900 | 515,900 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 99,900 | 900 | 1.02 | 413,200 | 514,000 | 514,000 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 96,000 | 900 | 1.02 | 350,100 | 447,000 | 447,000 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 95,000 | 900 | 1.02 | 314,100 | 410,000 | 410,000 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 93,000 | 900 | 1.02 | 305,000 | 398,900 | 398,900 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 128,300 | 900 | 1.02 | 277,300 | 406,500 | 406,500 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 132,400 | 900 | 1.02 | 280,800 | 414,100 | 414,100 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| KNOOP, CHRISTOP | 13100-591 | | 11/29/1976 | | 68500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|-------|--------|-----|------------|----------|----------|-------------------|
| 9/2/2015 | 6215 | ROOF | 4,500 | C | | | | Strip and re-roof |
| 3/29/2011 | 4671 | ROOF | | C | | | | strip & re-roof |
| 6/17/1994 | 500-94 | ROOF | | C | 8/18/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/14/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 9/28/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 12/4/2004 | M&L COMPLETE | 615 | D VELUTTI |
| 1/10/1995 | MEAS+INSPCTD | 606 | J SMITH |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | |
|----------------------|-----------------------|-------------------------|-------------------------|----------------|------------|----------------|
| Total AC/HA: 1.02000 | Total SF/SM: 44431.20 | Parcel LUC: 101 ONE FAM | Prime NB Desc RES CAT 2 | Total: 425,682 | Spl Credit | Total: 425,700 |
|----------------------|-----------------------|-------------------------|-------------------------|----------------|------------|----------------|

