



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 90 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MARLEY TR BRETT D |
| Owner 2: | |
| Owner 3: | MARLEY LIVING TRUST |
| Street 1: | 204 2ND AVENUE |
| Street 2: | |
| Twn/City: | WALTHAM |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02451 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------|
| Owner 1: | Marley - William G |
| Owner 2: | Marley - Barbara A |
| Street 1: | 204 Second Ave |
| Twn/City: | Waltham |
| St/Prov: | MA Cntry |
| Postal: | 02451 |

NARRATIVE DESCRIPTION

This Parcel contains 2.127 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1957, Having Primarily WOOD SHING Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 6.78 | 1.000 | R3 | | | | | | | | | 542,400 | | | | | | 542,400 | |
| 101 | ONE FAM | | 0.29 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R3 | | | | | | | | | 1,740 | | | | | | 1,700 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct | | | |
|-------------------------|----------------|------------|--------------------------------|------------|-------------|-------------------|-----------|-----------------|------------------|--|
| 101 | 107,000 | | 2.127 | 544,100 | 651,100 | 661 | 0 | | | |
| | | | | | | | GIS Ref | | | |
| | | | | | | | GIS Ref | | | |
| Total Card | | | | | 107,000 | 2.127 | 544,100 | 651,100 | Entered Lot Size | |
| Total Parcel | | | | | 107,000 | 2.127 | 544,100 | 651,100 | Total Land: | |
| Source: Market Adj Cost | | | Total Value per SQ unit /Card: | | 333.38 | /Parcel: | 333.38 | Land Unit Type: | | |
| | | | | | | | Insp Date | 01/05/17 | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 107,000 | 0 | 2.127 | 544,100 | 651,100 | 651,100 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 99,100 | 0 | 2.127 | 513,700 | 612,800 | 612,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 98,000 | 0 | 2.127 | 498,500 | 596,500 | 596,500 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 95,800 | 0 | 2.127 | 461,700 | 557,500 | 557,500 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 91,500 | 0 | 2.127 | 413,700 | 505,200 | 505,200 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 89,300 | 0 | 2.067 | 401,400 | 490,700 | 490,700 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 95,900 | 0 | 2.07 | 437,000 | 532,900 | 532,900 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 99,500 | 0 | 2.07 | 444,100 | 543,600 | 543,600 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| Marley,William | 60337-315 | | 10/26/2012 | FAMILY | | 10 | No | No | | |
| MARLEY DEREK JA | 54609-594 | | 4/29/2010 | FAMILY | | 10 | No | No | | |
| FRASER ROBERT M | 30329-167 | | 6/11/1999 | | 435000 | No | No | No | | |
| | 9316-420 | | 2/1/1959 | | 27000 | No | No | No | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 1/5/2017 | MEAS/EXT INS | 4 | JG |
| 7/29/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 1/13/2001 | M&L EXTERIOR | 613 | M COLE |
| 10/12/1995 | MEAS+INSPCTD | 607 | D KEARLY |

Sign: VERIFICATION OF VISIT NOT DATA

