



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 186 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|-----------------------------|
| Owner 1: | WARNER TR ANNE T |
| Owner 2: | ANNE WARNER REVOCABLE TRUST |
| Owner 3: | |
| Street 1: | 186 BEDFORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1500 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------|
| Owner 1: | WARNER - ANNE T |
| Owner 2: | - |
| Street 1: | 186 BEDFORD RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1500 |

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------|---|---------|------|-------|
| Z | | | | U | | |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Traffic | | |

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 Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 40510 | | SQUARE FE | PRIME SITE | | 0 | 6.35 | 1.682 | R2 | | | | | | | | | 432,772 | | | | | | 432,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct | | | |
|-------------------------|----------------|------------|--------------------------------|------------|-------------|-------------------|-----------|-----------------|------------------|--|
| 101 | 556,300 | | 0.930 | 432,800 | 989,100 | | 0 | | | |
| | | | | | | | GIS Ref | | | |
| | | | | | | | GIS Ref | | | |
| Total Card | | | | | 556,300 | 0.930 | 432,800 | 989,100 | Entered Lot Size | |
| Total Parcel | | | | | 556,300 | 0.930 | 432,800 | 989,100 | Total Land: | |
| Source: Market Adj Cost | | | Total Value per SQ unit /Card: | | 288.00 | /Parcel: | 288.00 | Land Unit Type: | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 503,800 | 0 | .93 | 418,500 | 922,300 | 922,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 503,800 | 0 | .93 | 418,500 | 922,300 | 922,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 479,300 | 0 | .93 | 406,200 | 885,500 | 885,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 558,000 | 0 | .93 | 406,200 | 964,200 | 964,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 552,800 | 0 | .93 | 344,200 | 897,000 | 897,000 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 515,900 | 0 | .93 | 308,700 | 824,600 | 824,600 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 505,400 | 0 | .93 | 299,900 | 805,300 | 805,300 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 607,000 | 0 | .93 | 272,600 | 879,600 | 879,600 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|------------------|-----------|------|------------|------------|------------|-----|-----|-------|-----------------|-------|
| WARNER, ANNE T | 71937-522 | | 11/28/2018 | CONVENIENC | 10 | No | No | | | |
| STUBBLEBINE, ALA | 66425-243 | | 11/23/2015 | | 885000 | No | No | | | |
| STUBBLEBINE DAV | 50219-208 | | 10/15/2007 | FAMILY | 1 | No | No | | | |
| STUBBLEBINE DAV | 37826-375 | | 1/29/2003 | CONVENIENC | 1 | No | No | | | |
| STUBBLEBINE DAV | 35734-156 | | 6/24/2002 | CONVENIENC | 1 | No | No | | | |
| WISE JOHN B, | 32613-441 | | 4/2/2001 | | 875000 | No | No | | | |
| WISE, ROBERT E. | 24760-211 | | 8/5/1994 | FAMILY | 1 | Yes | No | | | |
| FAIRVIEW REALTY | 24358-486 | | 3/15/1994 | | 110000 | Yes | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 4/7/2017 | 6715 | WINDOWS | 65,679 | C | 5/25/2017 | | | Replace 29 windows |
| 3/13/2017 | 6686 | RENOVATI | 20,000 | C | 5/16/2017 | | | Remodel bathroom |
| 5/13/2016 | 6435 | SOLAR PA | 49,000 | C | 7/7/2016 | | | Install solar pane |
| 7/31/2012 | 5113 | ROOF | 8,700 | C | | | | strip & re-roof dw |
| 6/2/1994 | 477-94 | POOL | 4,000 | C | 8/29/1995 | | | |
| 3/7/1994 | 431 | NEW HOME | 209,000 | C | 8/29/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 4/19/2016 | SALES INSP | 618 | G BOURGAULT |
| 9/16/2009 | MEAS+INSPCTD | 25 | D ERSKINE |
| 11/2/2002 | M&L COMPLETE | 615 | |
| 6/7/2002 | MISSED APPT | 600 | |
| 10/24/1995 | ENTRY DENIED | 607 | |
| 8/29/1995 | PERMIT VISIT | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

