



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	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 Infru	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	9.25	1.000	CA	1.00								588,282						588,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
431		184,600	1.460	588,300	772,900	643
Total Card		184,600	1.460	588,300	772,900	Entered Lot Size
Total Parcel		184,600	1.460	588,300	772,900	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		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	431	FV		184600	1.46	572,400	757,000	757,000	Create Final value 2019	6/4/2019
2018	431	FV		184600	1.46	572,400	757,000	757,000	Year End Roll	9/28/2017
2017	431	FV		184600	1.46	556,500	741,100	741,100	Year End Roll	9/29/2016
2016	431	FV		184600	1.46	546,900	731,500	731,500	Year End Roll	1/14/2016
2015	431	FV		184600	1.46	524,700	709,300	709,300	Year End	10/2/2014
2014	431	FV		184600	1.46	524,700	709,300	709,300	Year End Roll	1/23/2014
2013	431	FV		184600	1.46	524,700	709,300	709,300	Year End Roll	10/25/2012
2012	431	FV		195700	1.46	489,500	685,200	685,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRACEY ROBERT J	32252-205		12/22/2000	CONVENIENC	100	No	No			
TRACEY ELIZABET	6274-152		2/19/1939	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/13/2018	7282	CELL TOW	25,000	C				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
4/6/2011	4678	MANUAL	4,800	C				install additional
9/8/2009	4266	MANUAL	90,000	C	12/21/2009			construct cell tow

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

Total AC/HA:	1.46001	Total SF/SM:	63598.04	Parcel LUC:	431 RELAYTW	Prime NB Desc	COM AV	Total:	588,282	SpI Credit	Total:	588,300
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EXTERIOR INFORMATION

Type: [] Sty Ht: [] (Liv) Units: [] Total: [] Foundation: [] Frame: [] Prime Wall: [] Sec Wall: [] % Roof Struct: [] Roof Cover: [] Color: [] View / Desir: []

BATH FEATURES

Full Bath: [] Rating: [] A Bath: [] Rating: [] 3/4 Bath: [] Rating: [] A 3QBth: [] Rating: [] 1/2 Bath: [] Rating: [] A HBth: [] Rating: [] OthrFix: [] Rating: []

COMMENTS

60' cell tower; 10x14 conc bldg; 10x20 transformer; 12 antennas..

RESIDENTIAL GRID

1st Res Grid Desc: # Units Level FY LR DR D K FR RR BR FB HB L O Other Upper Lvl 2 Lvl 1 Lower Totals RMs: BRs: Baths: HB

GENERAL INFORMATION

Grade: [] Year Blt: [] Eff Yr Blt: [] Alt LUC: [] Alt %: [] Jurisdct: [] Fact: [] Const Mod: [] Lump Sum Adj: []

OTHER FEATURES

Kits: [] Rating: [] A Kits: [] Rating: [] Frpl: [] Rating: [] WSFlue: [] Rating: []

CONDO INFORMATION

Location: [] Total Units: [] Floor: [] % Own: [] Name: []

REMODELING

Exterior: [] Interior: [] Additions: [] Kitchen: [] Baths: [] Plumbing: [] Electric: [] Heating: [] General: []

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL, Totals

INTERIOR INFORMATION

Avg Ht/FL: [] Prim Int Wal: [] Sec Int Wall: [] % Partition: [] Prim Floors: [] Sec Floors: [] % Bsmnt Flr: [] Bsmnt Gar: [] Electric: [] Insulation: [] Int vs Ext: [] Heat Fuel: [] Heat Type: [] # Heat Sys: [] % Heated: [] % AC: [] Solar HW: [] Central Vac: [] % Com Wal: [] % Sprinkled: []

DEPRECIATION

Phys Cond: [] 0.0% Functional: [] % Economic: [] % Special: [] % Override: [] Total: [] 0%

CALC SUMMARY

Basic \$ / SQ: [] Size Adj.: 1.00000000 Const Adj.: 8.00000000 Adj \$ / SQ: [] Other Features: 0 Grade Factor: [] Neighborhood Inf: 1.00000000 LUC Factor: 1.00 Adj Total: 0 Depreciation: 0 Depreciated Total: 0

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 0.00000, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd

SKETCH

SPEC FEATURES/YARD ITEMS

Table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

PARCEL ID 127 13 0

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc