<table>
<thead>
<tr>
<th>Property Location</th>
<th>Map</th>
<th>Unit Price</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>160 FEDERAL STREET, 1ST FLOOR</td>
<td>101</td>
<td>1,723,000</td>
<td></td>
</tr>
</tbody>
</table>

**Narrative Description**

This Parcel contains 2.71 ACRES of land mainly classified as RESIDENTIAL. The property is a prime residential site located on Lexington Rd, Lincoln. It has a total of 4 bedrooms.

**Owner Information**

Owner: CONGRESS DENTAL GROUP
Owner: DAMIRGIEN TR - SANDRA CELLUCCI
Owner: DAMIRGIEN TR ET AL - YOLANDA

**Precedent Assessment**

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax Yr</th>
<th>Use Code</th>
<th>Factor</th>
<th>Land Size</th>
<th>Total Value</th>
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</thead>
<tbody>
<tr>
<td>2019</td>
<td>2019</td>
<td>101</td>
<td>2.710</td>
<td>1,723,000</td>
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</table>

**Sales Information**

<table>
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<tr>
<th>Parcel ID</th>
<th>Date</th>
<th>Sale Price</th>
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</thead>
<tbody>
<tr>
<td>131 3 0</td>
<td>5/18/2012</td>
<td>1,122,800</td>
</tr>
<tr>
<td>131 3 0</td>
<td>5/10/2007</td>
<td>920,600</td>
</tr>
<tr>
<td>131 3 0</td>
<td>5/10/2007</td>
<td>903,800</td>
</tr>
<tr>
<td>131 3 0</td>
<td>5/10/2007</td>
<td>903,800</td>
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</table>

**Building Permits**

<table>
<thead>
<tr>
<th>Date</th>
<th>Number</th>
<th>Description</th>
<th>Amount</th>
<th>C/O</th>
<th>Last Visit</th>
<th>Fed Code</th>
<th>F. Descr</th>
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</thead>
<tbody>
<tr>
<td>6/18/2012</td>
<td>5044</td>
<td>TEMPORAR</td>
<td>C</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>6/10/2007</td>
<td>3667</td>
<td>MANUAL</td>
<td>C</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6/18/2006</td>
<td>3425</td>
<td>TEMPORAR</td>
<td>C</td>
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<td></td>
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</tbody>
</table>

**Activity Information**

<table>
<thead>
<tr>
<th>Date</th>
<th>Result</th>
<th>By Name</th>
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</thead>
<tbody>
<tr>
<td>1/3/2017</td>
<td>SALES INSPIRE</td>
<td>618 BOURGAULT</td>
</tr>
<tr>
<td>10/7/2013</td>
<td>MEAS+INSPECTD</td>
<td>25 ERSKINE</td>
</tr>
<tr>
<td>6/18/2007</td>
<td>MEAS/EXST INS</td>
<td>617 HASCHIG</td>
</tr>
<tr>
<td>7/1/1999</td>
<td>M&amp;L COMPLETE</td>
<td>600</td>
</tr>
<tr>
<td>5/20/1996</td>
<td>MEAS+INSPECTD</td>
<td>606</td>
</tr>
<tr>
<td>2/1/1994</td>
<td>FIELDREV CHG</td>
<td>600</td>
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</table>

**Land Section**

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>ONE FAM</td>
</tr>
<tr>
<td>101</td>
<td>ONE FAM</td>
</tr>
</tbody>
</table>

**Disclaimer:** This information is believed to be correct but is subject to change and is not warranted.
**Exterior Information**
- Type: Traditional
- Roof: Hip
- Siding: Stucco
- Foundation: Concrete
- Heating System: Radiant HW
- Heat Type: Gas
- Water Heater: Electric
- Roof Type: Radiant HW
- Foundation: Concrete
- Wall Finish: Stucco
- Total Floors: 2
- Total Bathrooms: 4
- Total Bedrooms: 3
- Total Garages: 2

**Interior Information**
- Grade: A - Very Good
- Year Built: 1990
- Efficient Year: 1990
- Total Units: 1
- Total Bathrooms: 4
- Total Bedrooms: 3
- Total Garages: 2

**Condo Information**
- Condo Type: Single Family
- Condo Size: 2,200 sq ft
- Condo Dimensions: 10x21

**Calc Summary**
- Basic $/sq ft: 2,071
- Value/SA: 168,900
- Depreciated Value: 112,800

**Comparable Sales**
- FFL 1st Floor: 2,071
- BMT Basement: 1892
- SFL 2nd Floor: 1,632
- RRM Rec Room: 1,235
- PAT Patio: 888
- GAR Garage: 841
- TQS 3/4 Story: 631
- OFF Open Porch: 474

**Depreciation**
- % Heated: 100
- % AC: 100
- % Sprinkled: 0

**Parcel ID**
- Assessor: PRR
- Parcel Number: 13130
- Total Special Features: 2,200

**Comments**
- Common Drive

**Spec Features/Yard Items**
- Pool: Inground
- Whirlpool: Yes
- Shed/Fr: Yes

**Image**
-评估报告由Patriot Properties, Inc.提供