



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 168 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | ZHAO HUILIN |
| Owner 2: | WANG LAN |
| Owner 3: | |
| Street 1: | 168 BEDFORD ROAD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | BIBRING - GEORGE L |
| Owner 2: | - |
| Street 1: | 733 BLUE HERON DRIVE |
| Twn/City: | LANCASTER |
| St/Prov: | MA Cntry |
| Postal: | 01523 |

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 40946 | | SQUARE FE | PRIME SITE | | 0 | 8.5 | 1.668 | R2 | | | | | | | | | 580,412 | | | | | | 580,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 232,500 | 200 | 0.940 | 580,400 | 813,100 |
| Total Card | 232,500 | 200 | 0.940 | 580,400 | 813,100 |
| Total Parcel | 232,500 | 200 | 0.940 | 580,400 | 813,100 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 464.48 | /Parcel: 464.48 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 101 | FV | 216,300 | 200 | .94 | 546,300 | 762,800 | 762,800 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 196,700 | 200 | .94 | 495,100 | 692,000 | 692,000 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 172,100 | 200 | .94 | 426,800 | 599,100 | 599,100 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 177,000 | 200 | .94 | 433,600 | 610,800 | 610,800 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 172,100 | 200 | .94 | 419,300 | 591,600 | 591,600 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 172,100 | 200 | .94 | 419,300 | 591,600 | 591,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 170,400 | 200 | .94 | 407,000 | 577,600 | 577,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 167,200 | 200 | .94 | 407,000 | 574,400 | 574,400 | Year End Roll | 1/14/2016 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------------------------------------|
| BIBRING, GEORGE | 73164-455 | | 8/23/2019 | | 600,000 | No | No | | | |
| HUSEK, JOSEPH J | 11777-116 | | 12/1/1969 | | 54,000 | No | No | | | Death Cert for Marcia Bk62850 Pg349 |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|-----------|--------|--------|-----|------------|----------|----------|--------------------|
| 9/18/2019 | R-19-0147 | MANUAL | 6,000 | C | | | | Install insulation |
| 10/8/2010 | 4577 | ROOF | | C | | | | strip & re-roof dw |
| 6/20/1996 | 981-96 | MANUAL | 2,000 | C | 6/7/1997 | | | RPL STRS |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 12/8/2021 | INSPECTED | 5 | TB |
| 5/17/2018 | MEAS+INSPCTD | 622 | K Cuoco |
| 9/28/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 12/10/2003 | ABATE-INSPEC | 600 | |
| 6/7/1997 | MEAS/EXT INS | 602 | |
| 10/16/1995 | MEAS+INSPCTD | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA

