



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	12.5	1.000	CV	1.00								794,975						795,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
431		184,600	1.460	795,000	979,600	643	0
							GIS Ref
							GIS Ref
Total Card			184,600	1.460	795,000	979,600	Entered Lot Size
Total Parcel			184,600	1.460	795,000	979,600	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
2020	431	FV		184600	1.46	588,300	772,900	772,900	Year End Roll	9/26/2019
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

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	7/10/2019			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

