

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		CEDAR RD, LINCOLN

OWNERSHIP

Owner 1:	WALLACE TR DEBORAH E
Owner 2:	
Owner 3:	DEBORAH E WALLACE REVOC TRUST
Street 1:	7 CEDAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4110 Type:

PREVIOUS OWNER

Owner 1:	WALLACE - DEBORAH E
Owner 2:	-
Street 1:	7 CEDAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4110

NARRATIVE DESCRIPTION

This parcel contains .96 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1949, having primarily STUCCO Exterior and 3196 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		41818		SQUARE FE	PRIME SITE		0	9.98	1.64	R3									684,085						684,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.960	464,100	23,600	684,100	1,171,800
Total Card	0.960	464,100	23,600	684,100	1,171,800
Total Parcel	0.960	464,100	23,600	684,100	1,171,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		366.70	/Parcel: 366.70

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	438,800	22000	.96	664,200	1,125,000		Year End Roll	12/2/2024
2024	101	FV	427,700	22000	.96	651,200	1,100,900		Year end	11/9/2023
2023	101	FV	391,500	22000	.96	599,800	1,013,300	1,013,300	Year end	11/3/2022
2022	101	FV	330,300	28000	.96	542,200	900,500	900,500	Year End Roll	10/19/2021
2021	101	FV	317,400	28000	.96	479,800	825,200	825,200	Year End Roll	10/15/2020
2020	101	FV	314,500	28000	.96	479,800	822,300	822,300	Year End Roll	9/26/2019
2019	101	FV	282,800	28000	.96	464,700	775,500	775,500	Create Final va	6/4/2019
2018	101	FV	282,800	28000	.96	464,700	775,500	775,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALLACE,DEBORAH	62970-275		11/25/2013	FAMILY		1	No	No	
WALLACE DEBORAH	45194-240		5/17/2005	CONVENIENC		1	No	No	
FELDMAN ROGER D	16049-270		3/12/1985	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2022	R-22-0050	WINDOWS	32,152	C	9/27/2022			Replace 3 windows
8/16/2021	R-21-0193	ROOF	10,296	C				Strip & re-rrof; i
8/4/2015	6190	ROOF	7,284	C				Strip and re-roof
7/18/2006	3476	RENO-GAR	60,000	C	5/24/2007			demo&reconstr gara

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2011	MEAS+INSPCTD	618	G BOURGAULT
5/24/2007	MEAS+INSPCTD	100	
10/27/2001	M&L COMPLETE	615	
1/19/1996	MEAS+INSPCTD	606	
7/24/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	8270
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	17:48:54

LAST REV

Date	Time
02/09/23	11:02:32

blakeley 2105

blakeley 2105

