

160

28

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

960,200 /

USE VALUE:

960,200 /

960,200

ASSESSED:

960,200 /

960,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRADFORD TR MARK A
Owner 2:	BRADFORD TR SUSAN C
Owner 3:	BRADFORD NOMINEE TRUST
Street 1:	5 CEDAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4110 Type:

PREVIOUS OWNER

Owner 1:	BRADFORD MARK A -
Owner 2:	BRADFORD SUSAN C -
Street 1:	5 CEDAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4110

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1949, having primarily WOOD Exterior and 1860 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 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		40076		SQUARE FE	PRIME SITE		0	9.98	1.70	R3									678,870						678,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	269,900	11,400	678,900	960,200
Total Card	0.920	269,900	11,400	678,900	960,200
Total Parcel	0.920	269,900	11,400	678,900	960,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		516.24	/Parcel: 516.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	248,000	10600	.92	659,100	917,700		Year End Roll	12/2/2024
2024	101	FV	245,100	10600	.92	646,200	901,900		Year end	11/9/2023
2023	101	FV	210,200	10600	.92	595,200	816,000	816,000	Year end	11/3/2022
2022	101	FV	186,400	10200	.92	538,100	734,700	734,700	Year End Roll	10/19/2021
2021	101	FV	174,300	10200	.92	476,200	660,700	660,700	Year End Roll	10/15/2020
2020	101	FV	171,200	10200	.92	476,200	657,600	657,600	Year End Roll	9/26/2019
2019	101	FV	169,600	10200	.92	461,200	641,000	641,000	Create Final va	6/4/2019
2018	101	FV	169,600	10200	.92	461,200	641,000	641,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRADFORD MARK A	28268-349		3/6/1998	CONVENIENC	99	No	No		
BRADFORD, EST.	25104-278		1/4/1995	PART INTERES	117,500	No	No		SALE PRICE \$235000
ROBERT L. BRADF	20451-92		3/28/1990	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2007	3659	FENCE		C				fence,6 ft high an
4/30/1996	934-96	MANUAL		C	6/20/1996			REPAIR
11/7/1994	607-94	RENOVATI	85,000	C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
6/18/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
12/14/1995	MEAS/EXT INS	606	
8/3/1995	INSPECTED	600	
7/11/1995	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	8280
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:	

