



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WALLACE JAMES
Owner 2:	WALLACE PATRICIA
Owner 3:	
Street 1:	8 CEDAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	HOPKINS - MARK
Owner 2:	YAMAMOTO - MARGARET M
Street 1:	8 CEDAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4111

**NARRATIVE DESCRIPTION**

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		47480.39844		SQUARE FE	PRIME SITE		0	6.78	1.479	R3									476,255						476,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	253,800	400	1.090	476,300	730,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 234.32						/Parcel: 234.32	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	253,800	400	1.09	476,300	730,500	730,500	Year End Roll	9/28/2017
2017	101	FV	244,400	400	1.09	449,600	694,400	694,400	Year End Roll	9/29/2016
2016	101	FV	244,400	400	1.09	436,200	681,000	681,000	Year End Roll	1/14/2016
2015	101	FV	235,300	400	1.09	403,900	639,600	639,600	Year End	10/2/2014
2014	101	FV	233,000	400	1.09	361,800	595,200	595,200	Year End Roll	1/23/2014
2013	101	FV	228,500	400	1.09	351,200	580,100	580,100	Year End Roll	10/25/2012
2012	101	FV	228,500	400	1.09	474,100	703,000	703,000	Year End	1/26/2012
2011	101	FV	233,000	400	1.09	490,300	723,700	723,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOPKINS,MARK	67894-373		8/26/2016		920000	No	No			
MARK HOPKINS	17858-364		2/11/1987	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/14/2018	7107	ROOF	9,800	C				Strip & re-roof th
7/29/1998	1471	KITCHEN	11,000	C	4/3/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
1/3/2017	SALES INSP	618	G BOURGAULT
6/18/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	M&L EXTERIOR	613	M COLE
4/3/1999	MEAS+INSPCTD	602	D TUCKER
12/14/1995	MEAS/EXT INS	606	J SMITH
2/3/1994	FIELDREV CHG	600	PA
1/10/1994	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

