

Town Of Lincoln



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(n) CONTEMPORARY Building Built about 1949, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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 Infru	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	6.78	1.697	R3									461,195						461,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	169,600	10,200	0.920	461,200	641,000
Total Card		169,600	10,200	0.920	461,200
Total Parcel		169,600	10,200	0.920	461,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 344.62		/Parcel: 344.62	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/03/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	169,600	10200	.92	461,200	641,000	641,000	Year End Roll	9/28/2017
2017	101	FV	158,800	7000	.92	435,300	601,100	601,100	Year End Roll	9/29/2016
2016	101	FV	157,300	7000	.92	422,400	586,700	586,700	Year End Roll	1/14/2016
2015	101	FV	152,800	7000	.92	391,100	550,900	550,900	Year End	10/2/2014
2014	101	FV	140,900	7000	.92	350,300	498,200	498,200	Year End Roll	1/23/2014
2013	101	FV	137,900	7000	.92	340,100	485,000	485,000	Year End Roll	10/25/2012
2012	101	FV	137,900	7000	.92	446,000	590,900	590,900	Year End	1/26/2012
2011	101	FV	140,900	7000	.92	461,200	609,100	609,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRADFORD MARK A	28268-349		3/6/1998	CONVENIENC	99	No	No			
BRADFORD, EST.	25104-278		1/4/1995	PART INTERES	117500	No	No			SALE PRICE \$235000
ROBERT L. BRADF	20451-92		3/28/1990	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	D VELUTTI
12/14/1995	MEAS/EXT INS	606	J SMITH
8/3/1995	INSPECTED	600	PA
7/11/1995	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92002	Total SF/SM:	40076.07	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	461,195	Spl Credit		Total:	461,200
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