



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PALENCIA ADELA & KIMBERLY
Owner 2:	DOFFINI ADAM
Owner 3:	
Street 1:	1 CEDAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CALLAHAN - TIMOTHY J
Owner 2:	ALMEIDA - LUISA S
Street 1:	1 CEDAR ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily ALUMINUM Exterior and ASPHALT 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	6.78	1.697	R3									461,193						461,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	86,400	400	0.920	461,200	548,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 646.23						/Parcel: 646.23	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	86,400	400	.92	461,200	548,000	548,000	Year End Roll	9/28/2017
2017	101	FV	85,600	400	.92	435,300	521,300	521,300	Year End Roll	9/29/2016
2016	101	FV	84,800	400	.92	422,400	507,600	507,600	Year End Roll	1/14/2016
2015	101	FV	83,200	400	.92	391,100	474,700	474,700	Year End	10/2/2014
2014	101	FV	79,900	400	.92	350,300	430,600	430,600	Year End Roll	1/23/2014
2013	101	FV	78,200	400	.92	340,100	418,700	418,700	Year End Roll	10/25/2012
2012	101	FV	78,200	400	.92	374,100	452,700	452,700	Year End	1/26/2012
2011	101	FV	80,700	400	.92	380,200	461,300	461,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CALLAHAN,TIMOTH	71322-278		7/16/2018		580000	No	No			
COTOIA,ANTHONY	64763-141		1/7/2015	DIVORCE/ESTA	420000	No	No			
MELANSON LEONAR	51822-86		10/24/2008	FAMILY	320000	No	No			
ELLIOTT BARKER	7436-410		6/19/1949		1000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/29/2015	6316	MANUAL	3,094	C				Insulate walls wit
1/20/2015	6002	RENOVATI	3,500	C	5/29/2015			Remodel a bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
3/17/2009	MEAS+INSPCTD	100	B MORGAN
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/11/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

