



PROPERTY LOCATION

No	Alt No	Direction/Street/City
254		CAMBRIDGE TP, LINCOLN
OWNERSHIP		
Owner 1: HAZARD JOHN K		
Owner 2: SU CHUNYAN		
Owner 3:		
Street 1: 254 CAMBRIDGE TP		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	
101	564,700		2.104	364,800	929,500	682	
Total Card	564,700		2.104	364,800	929,500	Entered Lot Size	
Total Parcel	564,700		2.104	364,800	929,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		245.83	/Parcel:	245.83	Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
02/14/12

PREVIOUS OWNER

Owner 1: NOLL LORIANNE -
Owner 2: -
Street 1: 254 CAMBRIDGE TP
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	564,700	0	2.104	364,800	929,500	929,500	Year End Roll	9/28/2017
2017	101	FV	549,700	0	2.104	364,800	914,500	914,500	Year End Roll	9/29/2016
2016	101	FV	531,700	0	2.104	354,400	886,100	886,100	Year End Roll	1/14/2016
2015	101	FV	526,800	0	2.104	281,600	808,400	808,400	Year End	10/2/2014
2014	101	FV	492,200	0	2.104	270,400	762,600	762,600	Year End Roll	1/23/2014
2013	101	FV	482,300	0	2.104	265,600	747,900	747,900	Year End Roll	10/25/2012
2012	101	FV	543,800	0	2.104	321,600	865,400	865,400	Year End	1/26/2012
2011	101	FV	680,400	0	2.104	212,200	892,600	892,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NOLL LORIANNE,	58298-226		1/17/2012		755000	No	No			
WELLBORN BUILDE	43431-189		8/2/2004		1000000	No	No			
HOBBS BROOK FAR	33815-508		10/12/2001		365000	Yes	No			

NARRATIVE DESCRIPTION

This Parcel contains 2.104 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2002, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/9/2013	5618	WOOD STO		C				wood pellet stove
11/13/2012	5229	WOOD STO		C				install wood burni
9/27/2001	2359	NEW HOME	380,000	C	5/10/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2012	MEAS/EXT INS	618	G BOURGAULT
10/27/2009	MEAS/EXT INS	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

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		80000		SQUARE FE	PRIME SITE		0	4.54	1.000	R1									363,200						363,200	
101	ONE FAM		0.26752		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									1,605						1,600	Wetland

Total AC/HA:	2.10407	Total SF/SM:	91653.29	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	364,805	Spl Credit	Total:	364,800
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