



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	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		47480.39844		SQUARE FE	PRIME SITE		0	7.	1.479	R3									491,709						491,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	260,700	400	1.090	491,700	752,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 241.48						/Parcel: 241.48	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	253,800	400	1.09	476,300	730,500	730,500	Create Final value 2019	6/4/2019
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

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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/2/2018	7214	SOLAR PA	33,414	C	10/16/2018			Install solar pane
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	
4/3/1999	MEAS+INSPCTD	602	
12/14/1995	MEAS/EXT INS	606	
2/3/1994	FIELDREV CHG	600	
1/10/1994	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.09000	Total SF/SM:	47480.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	491,709	Spl Credit	Total:	491,700
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