



PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		CEDAR RD, LINCOLN
Unit #:		
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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	186,400	10,200	0.920	538,100	734,700
Total Card 186,400 10,200 0.920 538,100 734,700					
Total Parcel 186,400 10,200 0.920 538,100 734,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 395.00		/Parcel: 395.00	

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

PREVIOUS OWNER

Owner 1: BRADFORD MARK A -		
Owner 2: BRADFORD SUSAN C -		
Street 1: 5 CEDAR RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4110	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	174,300	10200	.92	476,200	660,700	660,700	Year End Roll	10/15/2020
2020	101	FV	171,200	10200	.92	476,200	657,600	657,600	Year End Roll	9/26/2019
2019	101	FV	169,600	10200	.92	461,200	641,000	641,000	Create Final value 2019	6/4/2019
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

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	117,500	No	No			SALE PRICE \$235000
ROBERT L. BRADF	20451-92		3/28/1990	FAMILY		No	No			

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

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	
12/14/1995	MEAS/EXT INS	606	
8/3/1995	INSPECTED	600	
7/11/1995	PERMIT VISIT	600	

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	7.91	1.697	R3									538,060						538,100	

Total AC/HA: 0.92002	Total SF/SM: 40076.07	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 538,060	Spl Credit	Total: 538,100
----------------------	-----------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:	%		
Roof Struct:	7 - SHED		
Roof Cover:	4 - TAR+GRAVEL		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	B		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	22X22	A	AV	1949	36.00	T	60	101			7,000			7,000
19	PATIO	D	Y	1	10X14	A	AV	2017	7.00	T	15	101			800			800
22	WOOD DK	D	Y	1	10X12	F	AV	2017	23.51	T	15	101			2,400			2,400

More:	N	Total Yard Items:	10,200	Total Special Features:		Total:	10,200
-------	---	-------------------	--------	-------------------------	--	--------	--------

BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:	1 - 1ST FLOOR		
% Own:			
Name:			

DEPRECIATION

Phys Cond:	AV - Average	32%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		32%

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	1.07258058
Const Adj.:	0.97990203
Adj \$ / SQ:	109.306
Other Features:	36651
Grade Factor:	1.10
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	274106
Depreciation:	87714
Depreciated Total:	186392

COMMENTS

1995 HOUSE GUTTED AND RENOVATED .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1			# Units	1						
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	4	BR:	2	Bath:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

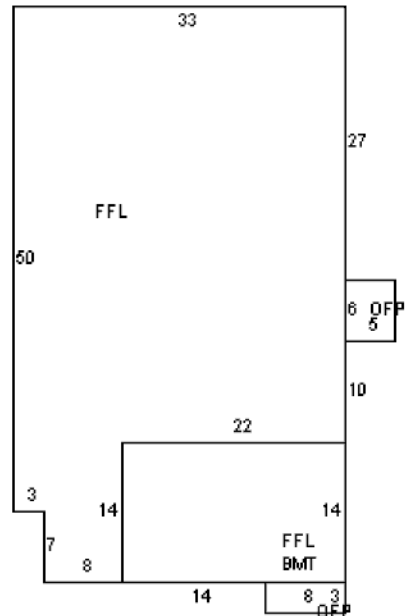
No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	607267.2877	
Juris. Factor:	Before Depr:	120.24		
Special Features:	0	Val/Su Net:	83.89	
Final Total:	186400	Val/Su SzAd	100.22	

PARCEL ID

160 28 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,860	109.310	203,310	
BMT	BASEMENT	308	27.330	8,417	
OFF	OPEN PORCH	54	15.000	810	
Net Sketched Area:		2,222	Total:	212,537	
Size Ad	1860	Gross Area	2222	FinArea	1860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

