



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		FORESTER RD, LINCOLN

**OWNERSHIP**

Owner 1:	MAGED BRADLEY M
Owner 2:	ROST KRISTINA K
Owner 3:	
Street 1:	7 FORESTER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MULA - VINCENT A
Owner 2:	-
Street 1:	7 FORESTER ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .5 ACRES of land mainly classified as UNDEV

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		0.5		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									15,000						15,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
132			0.500	15,000	15,000	HOUSE AND MOST OF THE LAND IN WALTHAM
Total Card			0.500	15,000	15,000	Entered Lot Size
Total Parcel			0.500	15,000	15,000	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	10/15/2020
2020	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	9/26/2019
2019	132	FV		0	.5	15,000	15,000	15,000	Create Final value 2019	6/4/2019
2018	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	9/28/2017
2017	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	9/29/2016
2016	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	1/14/2016
2015	132	FV		0	.5	15,000	15,000	15,000	Year End	10/2/2014
2014	132	FV		0	.5	15,000	15,000	15,000	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MULA,VINCENT A	75165-18		7/20/2020	PARTIAL INTR	2,187,500	No	No			PART IN WALTHAM - 87 OLD COUNTY
MULA,VINCENT A	72605-291		5/15/2019	DIVORCE/ESTA		1	No	No		
SALVUCCI,FORTUN	67460-533		6/20/2016	PARTIAL INTR	510,000	No	No			
FIRST ATLANTIC	23360-159		6/29/1993	PARTIAL INTR	175,000	Yes	No			PART IN WALTHAM

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	90 8 3
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PRINT**

Date	Time
09/30/21	21:26:57

**LAST REV**

Date	Time
08/25/20	14:24:42

