



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:

PREVIOUS OWNER

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

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

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		80000		SQUARE FE	PRIME SITE		0	6.33	1.000	R1									506,400						506,400	
101	ONE FAM		0.26752		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									1,605						1,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	677,300		2.104	508,000	1,185,300	682	0			
							GIS Ref			
							GIS Ref			
Total Card					677,300	2.104	508,000	1,185,300	Entered Lot Size	
Total Parcel					677,300	2.104	508,000	1,185,300	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		313.49	/Parcel:	313.49	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	101	FV	612,900	0	2.104	441,600	1,054,500	1,054,500	Year End Roll	10/15/2020
2020	101	FV	607,800	0	2.104	381,600	989,400	989,400	Year End Roll	9/26/2019
2019	101	FV	564,700	0	2.104	364,800	929,500	929,500	Create Final value 2019	6/4/2019
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

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		755,000	No	No			
WELLBORN BUILDE	43431-189		8/2/2004		1,000,000	No	No			
HOBBS BROOK FAR	33815-508		10/12/2001		365,000	Yes	No			

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	

Sign: VERIFICATION OF VISIT NOT DATA

