

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		CEDAR RD, LINCOLN

OWNERSHIP

Owner 1:	WALLACE TR JAMES
Owner 2:	WALLACE TR PATRICIA
Owner 3:	CEDAR ROAD 8 REALTY TRUST
Street 1:	8 CEDAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WALLACE - JAMES
Owner 2:	WALLACE - PATRICIA
Street 1:	8 CEDAR ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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	8.75	1.479	R3									614,636						614,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	334,600	400	1.090	614,600	949,600
Total Card	334,600	400	1.090	614,600	949,600
Total Parcel	334,600	400	1.090	614,600	949,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		304.60	/Parcel: 304.60

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/03/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	303,000	400	1.09	555,600	859,000	859,000	Year End Roll	10/19/2021
2021	101	FV	290,300	400	1.09	491,700	782,400	782,400	Year End Roll	10/15/2020
2020	101	FV	260,700	400	1.09	491,700	752,800	752,800	Year End Roll	9/26/2019
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WALLACE, JAMES	78871-537		10/7/2021	CONVENIENC		1	No	No
HOPKINS, MARK	67894-373		8/26/2016		920,000		No	No
MARK HOPKINS	17858-364		2/11/1987	FAMILY			No	No

TAX DISTRICT

PAT ACCT.

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:	614,636	SpI Credit	Total:	614,600
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