



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WALLACE TR DEBORAH E
Owner 2:	
Owner 3:	DEBORAH E WALLACE REVOC TRUST
Street 1:	7 CEDAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4110 Type:

**PREVIOUS OWNER**

Owner 1:	WALLACE - DEBORAH E
Owner 2:	-
Street 1:	7 CEDAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4110

**NARRATIVE DESCRIPTION**

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1949, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41818		SQUARE FE	PRIME SITE		0	8.75	1.639	R3									599,772						599,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	391,500	22,000	0.960	599,800	1,013,300
Total Card	391,500	22,000	0.960	599,800	1,013,300
Total Parcel	391,500	22,000	0.960	599,800	1,013,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		317.10	/Parcel: 317.10

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	330,300	28000	.96	542,200	900,500	900,500	Year End Roll	10/19/2021
2021	101	FV	317,400	28000	.96	479,800	825,200	825,200	Year End Roll	10/15/2020
2020	101	FV	314,500	28000	.96	479,800	822,300	822,300	Year End Roll	9/26/2019
2019	101	FV	282,800	28000	.96	464,700	775,500	775,500	Create Final value 2019	6/4/2019
2018	101	FV	282,800	28000	.96	464,700	775,500	775,500	Year End Roll	9/28/2017
2017	101	FV	279,900	28000	.96	438,700	746,600	746,600	Year End Roll	9/29/2016
2016	101	FV	277,000	28000	.96	425,700	730,700	730,700	Year End Roll	1/14/2016
2015	101	FV	271,200	28000	.96	394,100	693,300	693,300	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WALLACE,DEBORAH	62970-275		11/25/2013	FAMILY		1	No	No
WALLACE DEBORAH	45194-240		5/17/2005	CONVENIENC		1	No	No
FELDMAN ROGER D	16049-270		3/12/1985	FAMILY			No	No

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/21/2022	R-22-0050	WINDOWS	32,152	C				Replace 3 windows
8/16/2021	R-21-0193	ROOF	10,296	C				Strip & re-roof; i
8/4/2015	6190	ROOF	7,284	C				Strip and re-roof
7/18/2006	3476	RENO-GAR	60,000	C	5/24/2007			demo&reconstr gara

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/22/2011	MEAS+INSPCTD	618	G BOURGAULT
5/24/2007	MEAS+INSPCTD	100	
10/27/2001	M&L COMPLETE	615	
1/19/1996	MEAS+INSPCTD	606	
7/24/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	6	- STUCCO
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B-	- GOOD (-)	
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	E	- EXTNSIVE	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	4	- CARPET	20%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# 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	24x26	G	AV	2006	45.00	T	24	101			21,300			21,300
2	SHED/FR	D	Y	1	8X12	A	AV	2006	15.00	T	50	101			700			700

More:	N	Total Yard Items:	22,000	Total Special Features:		Total:	22,000
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD	- Good	24.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			24.5	%

**CALC SUMMARY**

Basic \$ / SQ:	118.00
Size Adj.:	0.93776405
Const Adj.:	1.00584006
Adj \$ / SQ:	111.302
Other Features:	65118
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	518569
Depreciation:	127049
Depreciated Total:	391520

**COMMENTS**

SFL/FFL ANGLES

**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's:	9	BR's:	4	Baths:	3	HB					

**REMODELING**

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

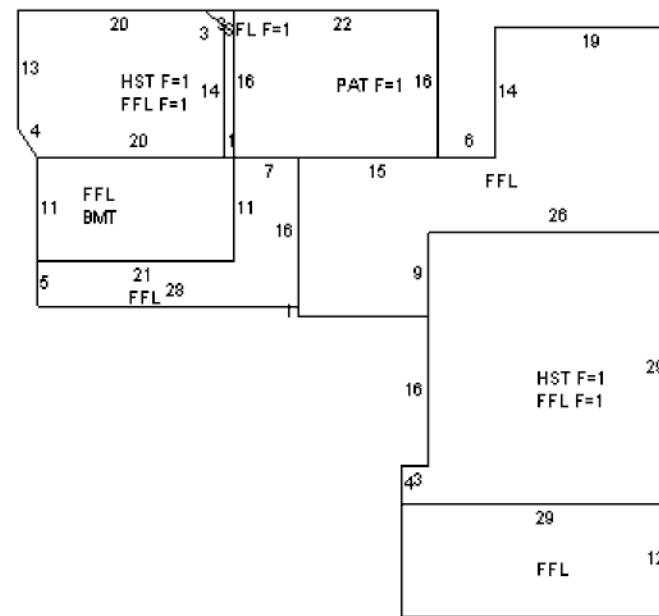
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				788265.1115
AvRate:				
Ind.Val				
Juris. Factor:			Before Depr:	133.56
Special Features:	0		Val/Su Net:	103.60
Final Total:	391500		Val/Su SzAd:	122.52

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,621	111.300	291,724	
HST	HALF STORY	557	111.300	61,940	
PAT	PATIO	352	14.000	4,928	
BMT	BASEMENT	231	27.830	6,428	
SFL	2ND FLOOR	18	111.300	2,003	
Net Sketched Area:		3,779	Total:	367,023	
Size Ad	3195.5	Gross Area	4335	FinArea	3196

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**



AssessPro Patriot Properties, Inc