

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PALENCIA ADELA & KIMBERLY
Owner 2:	DOFFINI ADAM
Owner 3:	
Street 1:	1 CEDAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CALLAHAN - TIMOTHY J
Owner 2:	ALMEIDA - LUISA S
Street 1:	1 CEDAR ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily ALUMINUM Exterior and ASPHALT 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

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		40075		SQUARE FE	PRIME SITE		0	8.75	1.697	R3									595,197						595,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	128,100	400	0.920	595,200	723,700
Total Card	128,100	400	0.920	595,200	723,700
Total Parcel	128,100	400	0.920	595,200	723,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		853.42	/Parcel: 853.42

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	103,700	400	.92	538,100	642,200	642,200	Year End Roll	10/19/2021
2021	101	FV	95,500	400	.92	476,200	572,100	572,100	Year End Roll	10/15/2020
2020	101	FV	94,600	400	.92	476,200	571,200	571,200	Year End Roll	9/26/2019
2019	101	FV	86,400	400	.92	461,200	548,000	548,000	Create Final value 2019	6/4/2019
2018	101	FV	86,400	400	.92	461,200	548,000	548,000	Year End Roll	9/28/2017
2017	101	FV	85,600	400	.92	435,300	521,300	521,300	Year End Roll	9/29/2016
2016	101	FV	84,800	400	.92	422,400	507,600	507,600	Year End Roll	1/14/2016
2015	101	FV	83,200	400	.92	391,100	474,700	474,700	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CALLAHAN,TIMOTH	71322-278		7/16/2018		580,000	No	No	
COTOIA,ANTHONY	64763-141		1/7/2015	DIVORCE/ESTA	420,000	No	No	
MELANSON LEONAR	51822-86		10/24/2008	FAMILY	320,000	No	No	
ELLIOTT BARKER	7436-410		6/19/1949		1,000	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/29/2015	6316	MANUAL	3,094	C				Insulate walls wit
1/20/2015	6002	RENOVATI	3,500	C	5/29/2015			Remodel a bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
3/17/2009	MEAS+INSPCTD	100	
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	595,197	SpI Credit		Total:	595,200
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