

Town Of Lincoln

!2103!



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	Descrp	%	Item	Code	Descrp
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	9.5	1.479	R3									667,319						667,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	381,700	400	1.090	667,300	1,049,400
Total Card		381,700	400	1.090	667,300
Total Parcel		381,700	400	1.090	667,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 336.62		/Parcel: 336.62	

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
2023	101	FV	334,600	400	1.09	614,600	949,600	949,600	Year end	11/3/2022
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	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:	667,319	Spl Credit:		Total:	667,300
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EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1949 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	4 - RADIANT HW
# Heat Sys:	1
% Heated:	100 % AC: 0
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
2	SHED/FR	D	Y		196	A	AV	1949	15.00	T	70	101			400			400

More: N Total Yard Items: 400 Total Special Features: Total: 400

BATH FEATURES

Full Bath:	3 Rating: AVERAGE
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: GOOD
A Kits:	Rating:
Frpl:	3 Rating: AVERAGE
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	35.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35.0%

CALC SUMMARY

Basic \$ / SQ:	146.00
Size Adj.:	0.99125451
Const Adj.:	1.01999998
Adj \$ / SQ:	147.618
Other Features:	63750
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	587180
Depreciation:	205513
Depreciated Total:	381667

COMMENTS

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 RMs: 8 BRs: 3 Baths: 3 HB

REMODELING

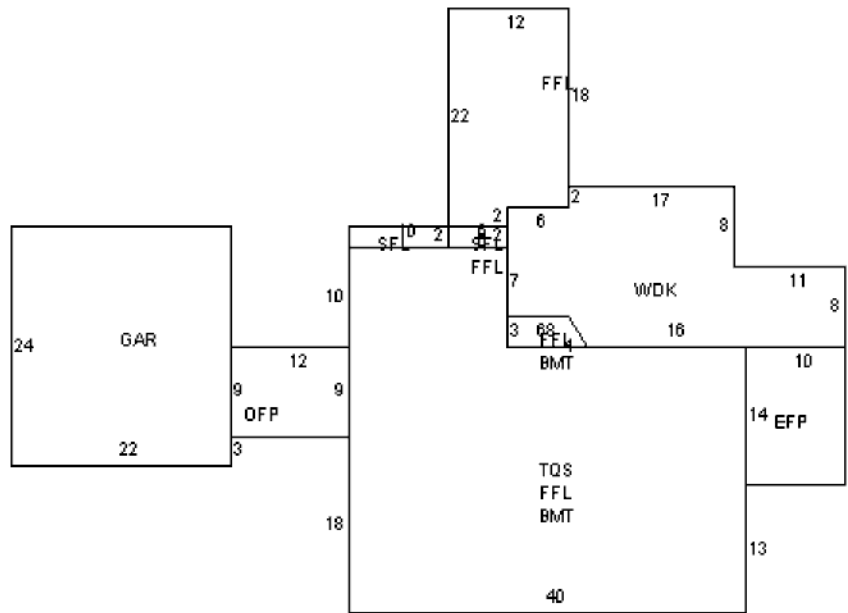
Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val 755000.5825				
Juris. Factor:		Before Depr: 162.38		
Special Features: 0		Val/Su Net: 77.16		
Final Total: 381700		Val/Su SzAd 153.48		

PARCEL ID 160 26 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,525	147.620	225,117
BMT	BASEMENT	1,261	55.360	69,805
TQS	3/4 STORY	930	147.620	137,284
GAR	GARAGE	528	36.000	19,008
WDK	WOOD DECK	423	17.620	7,453
EFF	ENCL PORCH	140	36.000	5,040
OFF	OPEN PORCH	108	15.000	1,620
SFL	2ND FLOOR	32	147.620	4,724
Net Sketched Area: 4,947		Total:		470,051
Size Ad	2487	Gross Area	5257	FinArea 3118

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50 A		0

IMAGE*AssessPro* Patriot Properties, Inc