160	25	0			1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,254,700
Map	Lot	Sublot	Building	Unit	CARD		!2104!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BARGMANN TR JOEL D
Owner 2:	CAROLYN BARGMANN 2019 REV TRST
Owner 3:	
Street 1:	4 CEDAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-4111 Type:

PREVIOUS OWNER

Owner 1:	BARGMANN - JOEL D
Owner 2:	BARGMANN - CAROLYN H
Street 1:	4 CEDAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-4111

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONVENT`NL Building Built about 1942, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	592,500	16,000	0.920	646,200	1,254,700
Total Card	592,500	16,000	0.920	646,200	1,254,700
Total Parcel	592,500	16,000	0.920	646,200	1,254,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 282.98 | /Parcel: 282.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date
02/27/18

PREVIOUS ASSESSMENT

Parcel ID: 160 25 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	588,400	16000	.92	595,200	1,199,600	1,199,600	Year end	11/3/2022
2022	101	FV	505,700	22000	.92	538,100	1,065,800	1,065,800	Year End Roll	10/19/2021
2021	101	FV	441,400	22000	.92	476,200	939,600	939,600	Year End Roll	10/15/2020
2020	101	FV	410,100	22000	.92	476,200	908,300	908,300	Year End Roll	9/26/2019
2019	101	FV	409,000	22000	.92	461,200	892,200	892,200	Create Final value 2019	6/4/2019
2018	101	FV	409,000	22000	.92	461,200	892,200	892,200	Year End Roll	9/28/2017
2017	101	FV	389,900	22000	.92	435,300	847,200	847,200	Year End Roll	9/29/2016
2016	101	FV	376,600	22000	.92	422,400	821,000	821,000	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	22:15:32

LAST REV

Date	Time
07/06/22	11:27:09
blakeley	
2104	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARGMANN,JOEL D	80270-387		6/13/2022	CONVENIENC	100	No	No			
EDWIN ALLEN II	19230-282		7/29/1988		645,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/1997	1223	POOL	15,000	C	2/28/1998			100% 2/28/98

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
12/1/2008	MEAS/EXT INS	25	D ERSKINE
1/10/2002	MEAS+INSPCTD	600	
6/25/1998	MEAS/EXT INS	600	
1/16/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	82 6 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

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	4	0075.19922		SQUARE FE	PRIME SITE		0	9.5	1.697	R3									646,214						646,200	

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	646,214	Spl Credit		Total:	646,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1942	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:	4 - CARPET	50	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	4	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:	AVERAGE
A Kits:		Rating:	
Frpl:	3	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:	126.00
Size Adj.:	0.94749832
Const Adj.:	0.99989998
Adj $ / SQ:	119.373
Other Features:	64552
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	784764
Depreciation:	192267
Depreciated Total:	592497

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:	12	BRs:	4	Baths:	4	HB	

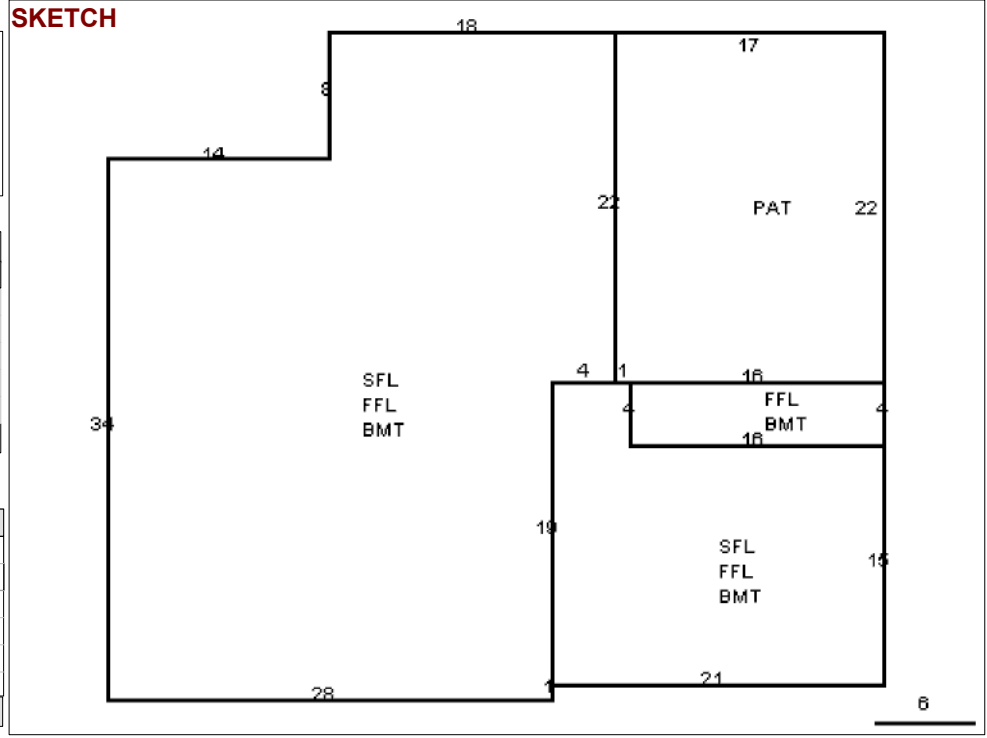
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 801520.1257

Juris. Factor:		Before Depr:	173.09
Special Features:	0	Val/Su Net:	119.38
Final Total:	592500	Val/Su SzAd	195.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,551	70.130	108,774
FFL	1ST FLOOR	1,551	119.370	185,147
SFL	2ND FLOOR	1,487	119.370	177,507
PAT	PATIO	374	14.000	5,236

Net Sketched Area:	4,963			Total:	476,664
Size Ad	3038	Gross Area	4963	FinArea	4434

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

160 25 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	484	A	AV	1997	36.00	T	37.5	101			10,900			10,900
2	SHED/FR	D	Y	1	10X10	A	AV	1997	15.00	T	60	101			600			600
12	POOL I-G	D	Y	1	16X32	A	AV	1997	22.00	T	60	101			4,500			4,500

More:	N	Total Yard Items:	16,000	Total Special Featues:		Total:	16,000