

Town Of Lincoln



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	9.5	1.639	R3									651,181						651,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	427,700	22,000	0.960	651,200	1,100,900	
Total Card		427,700	22,000	0.960	651,200	1,100,900
Total Parcel		427,700	22,000	0.960	651,200	1,100,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 344.52		/Parcel: 344.52		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
11/22/11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	391,500	22000	.96	599,800	1,013,300	1,013,300	Year end	11/3/2022
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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		

TAX DISTRICT

PAT ACCT.

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	9/27/2022			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

