



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRADFORD TR MARK A
Owner 2:	BRADFORD TR SUSAN C
Owner 3:	BRADFORD NOMINEE TRUST
Street 1:	5 CEDAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4110 Type:

PREVIOUS OWNER

Owner 1:	BRADFORD MARK A -
Owner 2:	BRADFORD SUSAN C -
Street 1:	5 CEDAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4110

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1949, Having Primarily WOOD Exterior and TAR+GRAVEL 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:				Topo		
D				Street	1	PAVED
s				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		40076		SQUARE FE	PRIME SITE		0	9.5	1.697	R3									646,217						646,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	245,100	10,600	0.920	646,200	901,900
Total Card	245,100	10,600	0.920	646,200	901,900
Total Parcel	245,100	10,600	0.920	646,200	901,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		484.89	/Parcel: 484.89

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
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	210,200	10600	.92	595,200	816,000	816,000	Year end	11/3/2022
2022	101	FV	186,400	10200	.92	538,100	734,700	734,700	Year End Roll	10/19/2021
2021	101	FV	174,300	10200	.92	476,200	660,700	660,700	Year End Roll	10/15/2020
2020	101	FV	171,200	10200	.92	476,200	657,600	657,600	Year End Roll	9/26/2019
2019	101	FV	169,600	10200	.92	461,200	641,000	641,000	Create Final value 2019	6/4/2019
2018	101	FV	169,600	10200	.92	461,200	641,000	641,000	Year End Roll	9/28/2017
2017	101	FV	158,800	7000	.92	435,300	601,100	601,100	Year End Roll	9/29/2016
2016	101	FV	157,300	7000	.92	422,400	586,700	586,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRADFORD MARK A	28268-349		3/6/1998	CONVENIENC	99	No	No			
BRADFORD, EST.	25104-278		1/4/1995	PART INTERES	117,500	No	No			SALE PRICE \$235000
ROBERT L. BRADF	20451-92		3/28/1990	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/23/2007	3659	FENCE		C				fence,6 ft high an
4/30/1996	934-96	MANUAL		C	6/20/1996			REPAIR
11/7/1994	607-94	RENOVATI	85,000	C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
6/18/2008	MEAS/EXT INS	25	D ERSKINE
10/27/2001	M&L COMPLETE	615	
12/14/1995	MEAS/EXT INS	606	
8/3/1995	INSPECTED	600	
7/11/1995	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	7 - SHED
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

1995 HOUSE GUTTED AND RENOVATED .

GENERAL INFORMATION

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

OTHER FEATURES

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

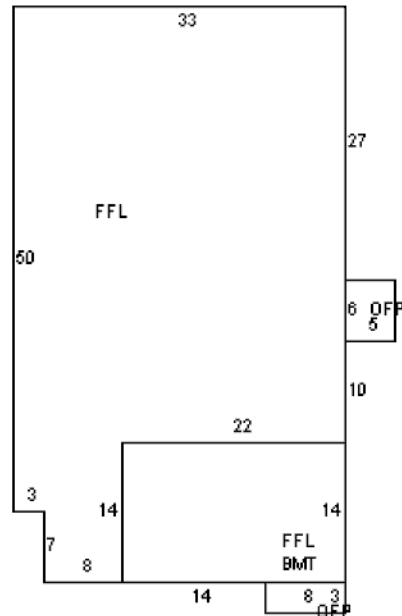
CONDO INFORMATION

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

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:	4	BR:	2	Bath:	1	HB					

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
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:	B		
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

DEPRECIATION

Phys Cond:	AV - Average	35%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

CALC SUMMARY

Basic \$ / SQ:	150.00
Size Adj.:	1.07258058
Const Adj.:	0.97990203
Adj \$ / SQ:	157.654
Other Features:	36651
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	377120
Depreciation:	131992
Depreciated Total:	245128

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	607267.2877
Juris. Factor:		Before Depr:	173.42	
Special Features:	0	Val/Su Net:	110.31	
Final Total:	245100	Val/Su SzAd:	131.77	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,860	157.650	293,236	
BMT	BASEMENT	308	39.410	12,139	
OPF	OPEN PORCH	54	15.000	810	
Net Sketched Area:		2,222	Total:	306,185	
Size Ad	1860	Gross Area	2222	FinArea	1860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	22X22	A	AV	1949	36.00	T	60	101			7,000			7,000
19	PATIO	D	Y	1	10X14	A	AV	2017	14.00	T	25	101			1,500			1,500
22	WOOD DK	D	Y	1	10X12	F	AV	2017	23.51	T	25	101			2,100			2,100

PARCEL ID

160 28 0

More:	N	Total Yard Items:	10,600	Total Special Features:		Total:	10,600
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IMAGE

AssessPro Patriot Properties, Inc

