



**PROPERTY LOCATION**

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

**OWNERSHIP**

Unit #: \_\_\_\_\_

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 Influ	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	9.5	1.697	R3									646,214						646,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	139,300	400	0.920	646,200	785,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 926.77						/Parcel: 926.77	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	128,100	400	.92	595,200	723,700	723,700	Year end	11/3/2022
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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
1/20/2023	R-23-0013	WINDOWS	15,850	C				Install 1 replacem
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 \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

