



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 254 |        | CAMBRIDGE TP, LINCOLN |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | HAZARD JOHN K       |
| Owner 2:  | SU CHUNYAN          |
| Owner 3:  |                     |
| Street 1: | 254 CAMBRIDGE TP    |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

**PREVIOUS OWNER**

|           |                  |
|-----------|------------------|
| Owner 1:  | NOLL LORIANNE -  |
| Owner 2:  | -                |
| Street 1: | 254 CAMBRIDGE TP |
| Twn/City: | LINCOLN          |
| St/Prov:  | MA Cntry         |
| Postal:   | 01773            |

**NARRATIVE DESCRIPTION**

This Parcel contains 2.104 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2002, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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     |          | 80000       |                    | SQUARE FE | PRIME SITE |           | 0          | 6.7        | 1.000 | R1    |            |           |        |   |        |   |        |   | 536,000         |           |   |           |        |      | 536,000   |         |
| 101      | ONE FAM     |          | 0.26752     |                    | ACRES     | UNDEV      | 0.2       | 0          | 30,000.    | 0.200 | R1    |            |           |        |   |        |   |        |   | 1,605           |           |   |           |        |      | 1,600     | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                            | Land Size | Land Value      | Total Value | Legal Description |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|-------------------|
| 101                     | 754,900        |                                       | 2.104     | 537,600         | 1,292,500   | 682               |
| Total Card              |                | 754,900                               | 2.104     | 537,600         | 1,292,500   | Entered Lot Size  |
| Total Parcel            |                | 754,900                               | 2.104     | 537,600         | 1,292,500   | Total Land:       |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: 341.84 |           | /Parcel: 341.84 |             | Land Unit Type:   |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023   | 101 | FV  | 749,700    | 0         | 2.104     | 561,600    | 1,311,300   | 1,311,300     | Year end                | 11/3/2022  |
| 2022   | 101 | FV  | 677,300    | 0         | 2.104     | 508,000    | 1,185,300   | 1,185,300     | Year End Roll           | 10/19/2021 |
| 2021   | 101 | FV  | 612,900    | 0         | 2.104     | 441,600    | 1,054,500   | 1,054,500     | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 607,800    | 0         | 2.104     | 381,600    | 989,400     | 989,400       | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 564,700    | 0         | 2.104     | 364,800    | 929,500     | 929,500       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 564,700    | 0         | 2.104     | 364,800    | 929,500     | 929,500       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 549,700    | 0         | 2.104     | 364,800    | 914,500     | 914,500       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 531,700    | 0         | 2.104     | 354,400    | 886,100     | 886,100       | Year End Roll           | 1/14/2016  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V   | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|-----|-----|-------|-----------------|-------|
| NOLL LORIANNE,  | 58298-226 |      | 1/17/2012  |           | 755,000    | No  | No  |       |                 |       |
| WELLBORN BUILDE | 43431-189 |      | 8/2/2004   |           | 1,000,000  | No  | No  |       |                 |       |
| HOBBS BROOK FAR | 33815-508 |      | 10/12/2001 |           | 365,000    | Yes | No  |       |                 |       |

**BUILDING PERMITS**

| Date       | Number | Descp    | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 12/9/2013  | 5618   | WOOD STO |         | C   |            |          |          | wood pellet stove  |
| 11/13/2012 | 5229   | WOOD STO |         | C   |            |          |          | install wood burni |
| 9/27/2001  | 2359   | NEW HOME | 380,000 | C   | 5/10/2003  |          |          |                    |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 2/14/2012  | MEAS/EXT INS | 618 | G BOURGAULT |
| 10/27/2009 | MEAS/EXT INS | 25  | D ERSKINE   |
| 5/10/2003  | MEAS/EXT INS | 615 |             |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

|              |         |              |          |             |             |               |           |        |         |            |  |        |         |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 2.10407 | Total SF/SM: | 91653.29 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 1 | Total: | 537,605 | SpI Credit |  | Total: | 537,600 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

