

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		STONEHEDGE, LINCOLN

OWNERSHIP

Owner 1:	CRAMB NICHOLAS
Owner 2:	CIMINI KATE
Owner 3:	
Street 1:	45 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	WHITE TR - NANCY C
Owner 2:	-
Street 1:	45 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This parcel contains 4.404 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1965, having primarily WOOD Exterior and 4933 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		2.567		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									89,845						89,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.404	1,502,000	110,500	888,200	2,500,700
Total Card 4.404 1,502,000 110,500 888,200 2,500,700					
Total Parcel 4.404 1,502,000 110,500 888,200 2,500,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 506.93		/Parcel: 506.93	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,414,800	103200	4.404	865,000	2,383,000		Year End Roll	12/2/2024
2024	101	FV	1,397,500	103200	4.404	837,000	2,337,700		Year end	11/9/2023
2023	101	FV	1,081,700	103200	4.404	777,000	1,961,900	1,961,900	Year end	11/3/2022
2022	101	FV	939,700	105300	4.404	709,800	1,754,800	1,754,800	Year End Roll	10/19/2021
2021	101	FV	887,600	105300	4.404	637,000	1,629,900	1,629,900	Year End Roll	10/15/2020
2020	101	FV	808,000	93600	4.404	637,000	1,538,600	1,538,600	Year End Roll	9/26/2019
2019	101	FV	773,700	93600	4.404	619,400	1,486,700	1,486,700	Create Final va	6/4/2019
2018	101	FV	803,700	93600	4.404	619,400	1,516,700	1,516,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE TR,NANCY	1457-133		8/6/2014		1,486,000	No	No		
White,Nancy C	1424-60		10/1/2012	FAMILY	100	No	No		changed to trust
White,Jasper	1375-69		10/1/2009	DIVORCE/ESTA		No	No		
SMALLMAN ROBERT	1116-116		9/16/1993		638,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2019	7301	WINDOWS	8,300	C				Remove & replace 8
12/4/2018	7273	POOL	50,000	C				Remove existing po
9/19/2014	5909	ROOF	26,115	C				
5/22/2012	5048	TEMPORAR		C				tent 5/25 to 5/29
12/20/2002	2627	MANUAL	400,000	C	5/29/2004			rep porch w/yr rd
6/12/1996	975-96	ROOF	20,000	C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
3/6/2018	MEAS/EXT INS	622	K Cuoco
11/12/2008	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS+INSPCTD	615	
6/27/2003	MEAS/EXT INS	615	
5/27/1997	MEAS/EXT INS	602	
12/26/1995	MEAS+INSPCTD	606	
6/20/1994	FIELDREV CHG	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	127 2 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:	
CivilDistrict:	
Ratio:	

