Total Card / Total Parcel

APPRAISED:	1,078,700 /	1,387,700
USE VALUE:	1,078,700 /	1,387,700
ASSESSED:	1,078,700 /	1,387,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		OLD CAMBRIDGE TP, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.997	490,800	6,800	581,100	1,078,700
Total Card	1.997	490,800	6,800	581,100	1,078,700
Total Parcel	1.997	799,800	6,800	581,100	1,387,700

Source: Market Adj Cost   Total Value per SQ unit /Card: 426.36   /Parcel: 365.67

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date
08/04/08

!952!

OWNERSHIP

Unit #:

Owner 1:	LOCKWOOD MOLLYE ANN
Owner 2:	LOCKWOOD TODD ANDREW
Owner 3:	
Street 1:	14 OLD CAMBRIDGE TURNPIKE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS ASSESSMENT

Parcel ID 112 3 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	755,300	6300	1.997	547,500	1,309,100		Year End Roll	12/2/2024
2024	101	FV	742,400	6300	1.997	537,000	1,285,700		Year end	11/9/2023
2023	101	FV	739,100	6300	1.997	561,000	1,306,400	1,306,400	Year end	11/3/2022
2022	101	FV	694,400	6300	1.997	507,400	1,208,100	1,208,100	Year End Roll	10/19/2021
2021	101	FV	302,600	6300	1.997	441,000	749,900	749,900	Year End Roll	10/15/2020
2020	101	FV	300,300	6300	1.997	343,000	649,600	649,600	Year End Roll	9/26/2019
2019	101	FV	285,000	6300	1.997	309,700	601,000	601,000	Create Final va	6/4/2019
2018	101	FV	285,000	6300	1.997	309,700	601,000	601,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:33:18

LAST REV

Date	Time
04/25/23	16:18:46
blakeley	

PREVIOUS OWNER

Owner 1:	NOHRDEN - STEPHEN
Owner 2:	NOHRDEN - EMILY
Street 1:	14 OLD CAMBRIDGE TURNPIKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

SALES INFORMATION

TAX DISTRICT   **PAT ACCT.**   952

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOHRDEN,STEPHEN	75125-226		7/15/2020		1,322,000	No	No		
WHEELER,BELLA C	63981-174		7/28/2014		460,000	No	No		
BELLA C. WHEELE	14538-29		2/12/1982	PART INTERES		No	No		

USER DEFINED

Prior Id # 1:	24 11 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:	

NARRATIVE DESCRIPTION

This parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1938, having primarily SHAKES Exterior and 2530 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2022	R-22-0221	DOORS	26,908	O	10/31/2022			Remove & replace 1
6/10/2022	R-22-0129	BATH	98,365	O	9/1/2022			Remodel 3 bathroom
6/7/2021	R-21-0114	RENOVATI	17,681	O	12/28/2021			Install a louvered
9/3/2019	R-19-0130	FENCE	3,000	C	4/28/2020			Remove & replace f
3/6/2019	R-19-0010	ROOF	3,000	C	8/20/2019			Repair & replace r
4/27/2018	7049	SOLAR PA	9,982	C				Amend permit #7010
3/22/2018	7010	GARAGE	86,700	C	5/15/2020			Construct garage s
3/2/2018	6995	DEMOLITI	1,000	C				Demolish garage st
8/8/2016	6523	SHEET MT	2,500	C	5/30/2017			Sheet metal work f
2/22/2016	6350	RENO-ADD	181,900	C	12/14/2018			Add 2nd floor, mud

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	PERMIT VISIT	622	K Cuoco
5/30/2017	PERMIT VISIT	618	G BOURGAULT
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
9/15/2001	M&L COMPLETE	613	
2/16/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA   __/____/__

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 Influ	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	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.16		ACRES	UNDEV	0.2	0	35,000.	0.20	R1									1,120						1,100	Wetland

Total AC/HA: 1.99655	Total SF/SM: 86970	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total: 581,120	Spl Credit	Total: 581,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.   Database: AssessPro - Lincoln   meadorse   2026

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	1 - 1
(Liv) Units:	1	Total: 3
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	17 - SHAKES
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B - GOOD
Year Blt:	1938	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal	0	% Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Field	Value	%
Phys Cond:	VG - Very Good	17. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	17.5	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.98715413
Const Adj.:	1.01999998
Adj $ / SQ:	129.890
Other Features:	47500
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	594944
Depreciation:	104115
Depreciated Total:	490829

COMMENTS

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	RMs: 5		BRs: 3		Baths: 3		HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	230528.5234

Juris. Factor:		Before Depr:	188.34
Special Features:	0	Val/Su Net:	133.88
Final Total:	490800	Val/Su SzAd	193.99

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,348	129.890	175,091
SFL	2ND FLOOR	1,182	129.890	153,530
BMT	BASEMENT	884	32.470	28,706
OFP	OPEN PORCH	140	16.050	2,247
WDK	WOOD DECK	112	28.860	3,232

Net Sketched Area:	3,666	Total: 362,806
Size Ad	2530	Gross Area 3666	FinArea 2530

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

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	440	A	AV	1938	38.52	T	60	101			6,800			6,800

PARCEL ID	112 3 0

More: N	Total Yard Items:	6,800	Total Special Featues:		Total:	6,800