

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHEAPARE RYAN
Owner 2:	SHEAPARE RHIANNON
Owner 3:	HUNTER CLAUDIA
Street 1:	12 OLD CAMBRIDGE TURNPIKE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FARGO - AMANDA
Owner 2:	-
Street 1:	12 OLD CAMBRIDGE TURNPIKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.29 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1808, having primarily WOOD SHING Exterior and 2785 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bd rms.

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	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.343		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									12,005						12,000	
101	ONE FAM		0.11		ACRES	UNDEV	0.2	0	35,000.	0.20	R1									770						800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.290	151,800	700	592,800	745,300
Total Card 2.290 151,800 700 592,800 745,300					
Total Parcel 2.290 151,800 700 592,800 745,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		267.61	/Parcel: 267.61

Legal Description
11/30/2020 RYAN SHEAPARE & RHIANNON SHEAPARE 66.66 % INTEREST; CLAUDIA HUNTER 33.34% INTEREST
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
09/21/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	142,900	600	2.29	559,200	702,700		Year End Roll	12/2/2024
2024	101	FV	140,300	600	2.29	547,000	687,900		Year end	11/9/2023
2023	101	FV	117,400	600	2.29	571,000	689,000	689,000	Year end	11/3/2022
2022	101	FV	87,700	800	2.29	517,400	605,900	605,900	Year End Roll	10/19/2021
2021	101	FV	276,300	800	2.29	451,000	728,100	728,100	Year End Roll	10/15/2020
2020	101	FV	281,000	800	2.29	296,000	577,800	577,800	Year End Roll	9/26/2019
2019	101	FV	274,000	5300	2.29	265,200	544,500	544,500	Create Final va	6/4/2019
2018	101	FV	274,000	5300	2.29	265,200	544,500	544,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARGO,AMANDA	76282-422		11/30/2020		615,000	No	No		11/30/2020 RYAN & RHIANNON SHEAPARE 66.66% IN
CALITRI,LEON K	69875-304		9/1/2017		575,000	No	No		
RICHARD S. LEE	14567-66		3/23/1982		115,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2019	R-19-0207	ROOF	11,700	C	2/25/2020			Strip & re-roof dw
4/13/2018	7029	SHED	4,000	C				Install a Reeds Fe

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2019	PERMIT VISIT	623	M Larson
9/21/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
11/15/2002	M&L EXTERIOR	615	
9/18/2001	M&L COMPLETE	613	
1/20/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



