



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WALLACE TR DEBORAH E
Owner 2:	
Owner 3:	DEBORAH E WALLACE REVOC TRUST
Street 1:	7 CEDAR RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4110 Type:

PREVIOUS OWNER

Owner 1:	WALLACE - DEBORAH E
Owner 2:	-
Street 1:	7 CEDAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4110

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1949, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41818		SQUARE FE	PRIME SITE		0	7.	1.639	R3									479,818						479,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	317,400	28,000	0.960	479,800	825,200
Total Card 317,400 28,000 0.960 479,800 825,200					
Total Parcel 317,400 28,000 0.960 479,800 825,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 258.24		/Parcel: 258.24	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
11/22/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,500	28000	.96	479,800	822,300	822,300	Year End Roll	9/26/2019
2019	101	FV	282,800	28000	.96	464,700	775,500	775,500	Create Final value 2019	6/4/2019
2018	101	FV	282,800	28000	.96	464,700	775,500	775,500	Year End Roll	9/28/2017
2017	101	FV	279,900	28000	.96	438,700	746,600	746,600	Year End Roll	9/29/2016
2016	101	FV	277,000	28000	.96	425,700	730,700	730,700	Year End Roll	1/14/2016
2015	101	FV	271,200	28000	.96	394,100	693,300	693,300	Year End	10/2/2014
2014	101	FV	259,500	28000	.96	353,000	640,500	640,500	Year End Roll	1/23/2014
2013	101	FV	253,700	28000	.96	342,700	624,400	624,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WALLACE,DEBORAH	62970-275		11/25/2013	FAMILY		1	No	No
WALLACE DEBORAH	45194-240		5/17/2005	CONVENIENC		1	No	No
FELDMAN ROGER D	16049-270		3/12/1985	FAMILY		0	No	No

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/4/2015	6190	ROOF	7,284	C				Strip and re-roof
7/18/2006	3476	RENO-GAR	60,000	C	5/24/2007			demo&reconstr gara

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2011	MEAS+INSPCTD	618	G BOURGAULT
5/24/2007	MEAS+INSPCTD	100	
10/27/2001	M&L COMPLETE	615	
1/19/1996	MEAS+INSPCTD	606	
7/24/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 6 - STUCCO, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

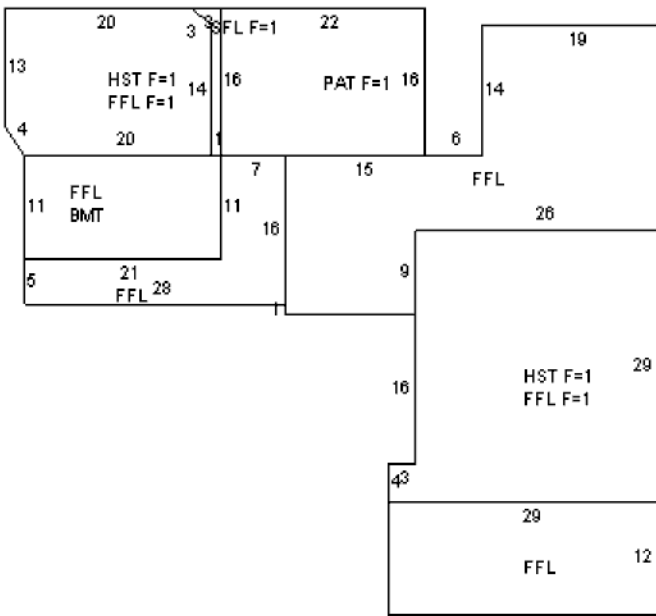
BATH FEATURES

Table with bath features: Full Bath: 3, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE.

COMMENTS

SFL/FLL ANGLES .

SKETCH



GENERAL INFORMATION

Table with general info: Grade: B- - GOOD (-), Year Blt: 1949, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj: .

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating: .

RESIDENTIAL GRID

Table with residential grid data: 1st Res Grid, Desc: Line 1, # Units 1. Columns include Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Totals: RMs: 9, BRs: 4, Baths: 3, HB.

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: Columns No Unit, RMS, BRS, FL. Totals: 1, 9, 4, 1.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: E - EXTNSIVE, Prim Floors: 3 - HARDWOOD, Sec Floors: 4 - CARPET, 20%.

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 24%, Functional: , Economic: , Special: , Override: . Total: 24%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 86.00, Size Adj.: 0.93776405, Const Adj.: 1.00584006, Adj \$ / SQ: 81.119, Other Features: 65118, Grade Factor: 1.26, Neighborhood Inf: 1.0000000, LUC Factor: 1.00, Adj Total: 417667, Depreciation: 100240, Depreciated Total: 317427.

COMPARABLE SALES

Table with comparable sales: Columns Rate, Parcel ID, Typ, Date, Sale Price. Summary: WtAv\$/SQ: , AvRate: , Ind.Val: 788265.1115, Juris. Factor: , Val/Su Fin: 99.31, Special Features: 0, Val/Su Net: 83.99, Final Total: 317400, Val/Su SzAdj: 99.33.

SUB AREA

Table with sub area details: Columns Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes rows for FFL 1ST FLOOR, HST HALF STORY, PAT PATIO, BMT BASEMENT, SFL 2ND FLOOR. Summary: Net Sketched Area: 3,779, Total: 266,364.

SUB AREA DETAIL

Table with sub area detail: Columns Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with spec features: Columns 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. Includes rows for GARAGE and SHED/FR.

PARCEL ID 160 27 0

IMAGE

