

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PALENCIA ADELA & KIMBERLY
Owner 2:	DOFFINI ADAM
Owner 3:	
Street 1:	1 CEDAR ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CALLAHAN - TIMOTHY J
Owner 2:	ALMEIDA - LUISA S
Street 1:	1 CEDAR ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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		40075		SQUARE FE	PRIME SITE		0	7.	1.697	R3									476,157						476,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	95,500	400	0.920	476,200	572,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 674.65						/Parcel: 674.65	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	94,600	400	.92	476,200	571,200	571,200	Year End Roll	9/26/2019
2019	101	FV	86,400	400	.92	461,200	548,000	548,000	Create Final value 2019	6/4/2019
2018	101	FV	86,400	400	.92	461,200	548,000	548,000	Year End Roll	9/28/2017
2017	101	FV	85,600	400	.92	435,300	521,300	521,300	Year End Roll	9/29/2016
2016	101	FV	84,800	400	.92	422,400	507,600	507,600	Year End Roll	1/14/2016
2015	101	FV	83,200	400	.92	391,100	474,700	474,700	Year End	10/2/2014
2014	101	FV	79,900	400	.92	350,300	430,600	430,600	Year End Roll	1/23/2014
2013	101	FV	78,200	400	.92	340,100	418,700	418,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CALLAHAN,TIMOTH	71322-278		7/16/2018		580000	No	No			
COTOIA,ANTHONY	64763-141		1/7/2015	DIVORCE/ESTA	420000	No	No			
MELANSON LEONAR	51822-86		10/24/2008	FAMILY	320000	No	No			
ELLIOTT BARKER	7436-410		6/19/1949		1000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/29/2015	6316	MANUAL	3,094	C				Insulate walls wit
1/20/2015	6002	RENOVATI	3,500	C	5/29/2015			Remodel a bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
3/17/2009	MEAS+INSPCTD	100	
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19	-	RANCH	
Sty Ht:	1	-	1	
(Liv) Units:	1		Total: 1	
Foundation:	2	-	CONC BLOCK	
Frame:	1	-	WOOD	
Prime Wall:	3	-	ALUMINUM	
Sec Wall:				%
Roof Struct:	1	-	GABLE	
Roof Cover:	1	-	ASPHALT	
Color:				
View / Desir:				

GENERAL INFORMATION

Grade:	C	-	AVERAGE	
Year Blt:	1950	Eff Yr Blt:		
Alt LUC:		Alt %:		
Jurisdict:		Fact:		
Const Mod:				
Lump Sum Adj:				

INTERIOR INFORMATION

Avg Ht/FL:	STD			
Prim Int Wal:	1	-	DRYWALL	
Sec Int Wall:				%
Partition:	T	-	TYPICAL	
Prim Floors:	3	-	HARDWOOD	
Sec Floors:	5	-	LINO/VINYL	20%
Bsmnt Flr:				
Bsmnt Gar:				
Electric:	3	-	TYPICAL	
Insulation:	2	-	TYPICAL	
Int vs Ext:	S			
Heat Fuel:	1	-	OIL	
Heat Type:	3	-	FORCED H/W	
# Heat Sys:	1			
% Heated:	100	% AC:	0	
Solar HW:	NO	Central Vac:	NO	
% Com Wal:	0	% Sprinkled:	0	

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	
2	SHED/FR	D	Y		180		A	AV	1950			15.00	T	70	101			400	400

More: N Total Yard Items: 400 Total Special Features: Total: 400

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FR	-	Fair	46%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				46.6%

CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	1.45754719
Const Adj.:	0.99382138
Adj \$ / SQ:	124.575
Other Features:	30500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	178749
Depreciation:	83297
Depreciated Total:	95452

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												

REMODELING

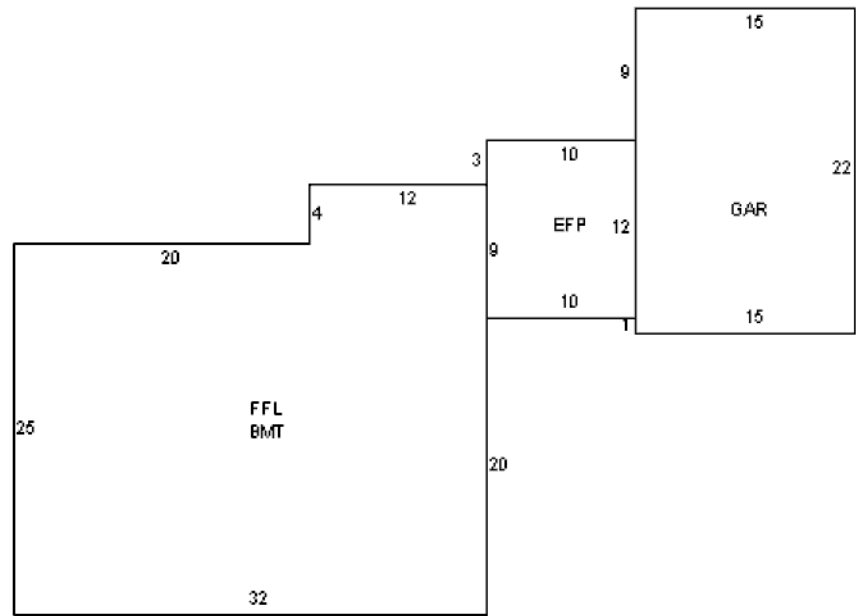
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 452894.4334
Juris. Factor:		Val/Su Fin:	112.62	
Special Features:	0	Val/Su Net:	44.50	
Final Total:	95500	Val/Su SzAd:	112.62	

PARCEL ID 160 29 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	848	31.140	26,410	
FFL	1ST FLOOR	848	124.570	105,639	
GAR	GARAGE	330	36.000	11,880	
EFP	ENCL PORCH	120	36.000	4,320	
Net Sketched Area:		2,146	Total:	148,249	
Size Ad	848	Gross Area	2146	FinArea	848

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc