

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	CITY OF CAMBRIDGE
Owner 2:	
Owner 3:	
Street 1:	250 FRESH POND PARKWAY
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: N
Postal:	02138 Type:

PREVIOUS OWNER

Owner 1:	Denormandie - Thomas
Owner 2:	McCarey - Katherine Denormandie
Street 1:	11 Old Concord Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3601

NARRATIVE DESCRIPTION

This Parcel contains 53.6 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
903	MUNICPL		30.57		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									1,069,950						1,070,000	
903	MUNICPL		23.03		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									161,210						161,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	53.600			1,231,200	1,231,200
Total Card		53.600		1,231,200	1,231,200
Total Parcel		53.600		1,231,200	1,231,200
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV		0	53.6	1,231,200	1,231,200		Year End Roll	12/2/2024
2024	903	FV		0	53.6	1,055,300	1,055,300		Year end	11/9/2023
2023	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Year end	11/3/2022
2022	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Year End Roll	10/19/2021
2021	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Year End Roll	10/15/2020
2020	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Year End Roll	9/26/2019
2019	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Create Final va	6/4/2019
2018	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Denormandie,Tho	59813-111		8/22/2012	INVOLVED GOV	1,900,000	No	No		also parcel 30-6-0
DENORMANDIE THO	41388-578		11/7/2003	CONVENIENC		1	No	No	
DENORMANDIE THO	38613-427		4/1/2003	CONVENIENC		1	No	No	VICTORIAS PORTION INTO TRUST
DENORMANDIE PHI	14868-341		1/21/1983	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	30 3 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:	

