

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZARELLA TR ANTHONY N
Owner 2:	
Owner 3:	ANTHONY NEIL ZARELLA TRUST
Street 1:	64 LESLIE RD
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry Own Occ: N
Postal:	02451 1325 Type:

PREVIOUS OWNER

Owner 1:	ZARELLA - ANTHONY N
Owner 2:	-
Street 1:	64 LESLIE RD
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02451 1325

NARRATIVE DESCRIPTION

This Parcel contains 16.308 ACRES of land mainly classified as POTENTL

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
132	UNDEV		1.98		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									69,300						69,300	
131	POTENTL		14.3279		ACRES	UNDEV	0.2	0	35,000.	0.20	R1									100,295						100,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.980			69,300	69,300
131	14.328			100,300	100,300
Total Card		16.308		169,600	169,600
Total Parcel		16.308		169,600	169,600
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	131	FV		0	16.308	169,600	169,600		Year End Roll	12/2/2024
2024	131	FV		0	16.308	145,400	145,400		Year end	11/9/2023
2023	131	FV		0	16.308	145,400	145,400	145,400	Year end	11/3/2022
2022	131	FV		0	16.308	145,400	145,400	145,400	Year End Roll	10/19/2021
2021	132	FV		0	16.308	145,400	145,400	145,400	Year End Roll	10/15/2020
2020	132	FV		0	16.308	145,400	145,400	145,400	Year End Roll	9/26/2019
2019	132	FV		0	16.308	145,400	145,400	145,400	Create Final va	6/4/2019
2018	132	FV		0	16.308	145,400	145,400	145,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZARELLA,ANTHONY	63605-543		5/14/2014	FAMILY		1	No	No	
HOBBS BROOK FAR	49719-403		7/2/2007		175,000	Yes	No		
VENIER, ANTHONY	25411-139		6/15/1995	PARTIAL INTR	820,000	Yes	No		
	9387-272		6/19/1959	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2007	3691	TEMPORAR	1,000	C				move non-livalbe s

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	VACANT LOT	6	JN

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	3120
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:	

!1117!

PRINT

Date	Time
09/26/25	15:50:08

LAST REV

Date	Time
04/18/25	08:48:38

apro 1117

