

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DEFRANCESCO DEBRA L
Owner 2:	DEFRANCESCO CHARLES X
Owner 3:	
Street 1:	298 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2315 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1995, having primarily VINYL Exterior and 2009 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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	7.25	0.66	R1			USE	-61					192,334						192,300	affordable

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	192,334	SpI Credit	Total:	192,300
--------------	---------	--------------	-------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	158,900	1,400	192,300	352,600
Total Card 0.920 158,900 1,400 192,300 352,600					
Total Parcel 0.920 158,900 1,400 192,300 352,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		175.51	/Parcel: 175.51

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	156,200	1400	.92	181,200	338,800		Year End Roll	12/2/2024
2024	101	FV	124,100	1400	.92	177,700	303,200		Year end	11/9/2023
2023	101	FV	123,200	1400	.92	185,700	310,300	310,300	Year end	11/3/2022
2022	101	FV	112,600	1500	.92	167,900	282,000	282,000	Year End Roll	10/19/2021
2021	101	FV	104,700	1500	.92	145,900	252,100	252,100	Year End Roll	10/15/2020
2020	101	FV	103,800	1500	.92	126,000	231,300	231,300	Year End Roll	9/26/2019
2019	101	FV	98,500	1500	.92	120,400	220,400	220,400	Create Final va	6/4/2019
2018	101	FV	98,500	1500	.92	120,400	220,400	220,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAIRVIEW REALTY	24992-456		11/14/1994		100,000	No	No		AFFORDABLE HOUSING
COMM OF MASS	24317-392		3/1/1994	INVOLVED GOV	215,000	Yes	No		8 LOTS SOLD
	12307-365		12/31/1940			Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2021	R-21-0214	WINDOWS	36,500	C				Replace 17 windows
1/28/2019	7307	SOLAR PA	9,000	C				Install a ground m
10/10/2014	5936	MANUAL	10,000	C				
4/11/1994	444	NEW HOME	165,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2017	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/19/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33 13 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:	

!1140!

PRINT

Date	Time
09/26/25	15:52:41

LAST REV

Date	Time
08/07/25	12:31:09

apro
1140

