

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PANETTA TR FRANK J
Owner 2:	PAUL R PANETTA IRREVOCABLE TRS
Owner 3:	
Street 1:	283 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2314 Type:

PREVIOUS OWNER

Owner 1:	PANETTA - PAUL
Owner 2:	-
Street 1:	279 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2314

NARRATIVE DESCRIPTION

This parcel contains 2.797 ACRES of land mainly classified as 013 with a CAPE Building built about 1960, having primarily BRICK VENTR Exterior and 2506 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	ABV ST
s				Street	1	PAVED
t				Gas:	5	HEAVY

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		80000		SQUARE FE	PRIME SITE		0	7.25	1.00	R1									580,000	325	25				580,000	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	35,000.	0.20	R1									6,720						6,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.337	402,000	12,300	441,700	856,000
325	0.459			145,000	145,000
Total Card	2.797	402,000	12,300	586,700	1,001,000
Total Parcel	2.797	430,500	13,300	586,700	1,030,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		399.44	/Parcel: 313.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	013	FV	404,000	12500	2.797	553,100	969,600		Year End Roll	12/2/2024
2024	013	FV	400,600	12500	2.797	541,800	954,900		Year end	11/9/2023
2023	013	FV	349,900	12500	2.797	565,800	928,200	928,200	Year end	11/3/2022
2022	013	FV	302,300	16700	2.797	512,200	831,200	831,200	Year End Roll	10/19/2021
2021	013	FV	288,200	16700	2.797	445,800	750,700	750,700	Year End Roll	10/15/2020
2020	013	FV	257,100	16700	2.797	385,800	659,600	659,600	Year End Roll	9/26/2019
2019	013	FV	249,000	16700	2.797	369,000	634,700	634,700	Create Final va	6/4/2019
2018	013	FV	249,000	16700	2.797	369,000	634,700	634,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANETTA,PAUL	80010-139		4/21/2022	CONVENIENC	10	No	No		
PANETTA TR,THER	80010-131		4/21/2022	CONVENIENC	10	No	No		
PANETTA THERESA	31013-31		12/29/1999	CONVENIENC	250,000	No	No		
PANETTA FRANK	20285-378		12/26/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2011	4676	SHED	7,200	C				Construct 10x24 sh
6/25/2003	2721	SIGN		C				
7/18/1994	528-94	POOL	8,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS/EXT INS	622	K Cuoco
10/8/2013	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS/EXT INS	615	
9/15/2001	M&L COMPLETE	613	
1/18/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	
8/16/1994	MEAS/EXT INS	185	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	33 19 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:	

