

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DONHAM HENRY
Owner 2:	
Owner 3:	
Street 1:	276 CAMBRIDGE TURNPIKE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	APRILLE JR - THOMAS J
Owner 2:	-
Street 1:	276 CAMBRIDGE TURNPIKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .9 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1955, having primarily WOOD SHING Exterior and 1020 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

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		
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
101	ONE FAM		39204		SQUARE FE	PRIME SITE		0	7.25	1.73	R1									491,270						491,300	

Total AC/HA:	0.90000	Total SF/SM:	39204	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	491,270	SpI Credit	Total:	491,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.900	211,300		491,300	702,600
Total Card	0.900	211,300		491,300	702,600
Total Parcel	0.900	211,300		491,300	702,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	688.82	/Parcel:	688.82

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	198,000	0	.9	462,800	660,800		Year End Roll	12/2/2024
2024	101	FV	196,900	0	.9	454,000	650,900		Year end	11/9/2023
2023	101	FV	172,700	0	.9	474,300	647,000	647,000	Year end	11/3/2022
2022	101	FV	155,700	0	.9	428,900	584,600	584,600	Year End Roll	10/19/2021
2021	101	FV	146,500	0	.9	372,700	519,200	519,200	Year End Roll	10/15/2020
2020	101	FV	131,600	0	.9	321,900	453,500	453,500	Year End Roll	9/26/2019
2019	101	FV	128,200	0	.9	307,600	435,800	435,800	Create Final va	6/4/2019
2018	101	FV	128,200	0	.9	307,600	435,800	435,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
APRILLE JR, THOM	84539-3		8/26/2025		705,000	No	No		
APRILLE THOMAS	31604-126		7/12/2000	CONVENIENC		1	No	No	
	10672-456		10/1/1964			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/1998	1370	GARAGE	20,000	C	3/24/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2015	MEAS+INSPCTD	618	G BOURGAULT
9/21/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L COMPLETE	615	
5/26/1999	MEAS/EXT INS	602	
6/2/1998	MEAS/EXT INS	602	
1/15/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
3005	0
	GIS Ref
	GIS Ref
	Entered Lot Size
	Total Land:
	Land Unit Type:

Insp Date	10/15/15
PRINT	Date Time
	09/26/25 15:54:31
LAST REV	Date Time
	09/11/25 12:34:23
	blakeley
	1156



USER DEFINED
Prior Id # 1: 33 5 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:

