| 132 | 25 | 0 | | | 1 of 3 | APARTMENT |
|---|---|---|---|---|---|---|
| Map | Lot | Sublot | Building | Unit | CARD | |

# Town Of Lincoln

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 3,953,000 / | 4,736,400 |
| USE VALUE: | 3,953,000 / | 4,736,400 |
| ASSESSED: | 3,953,000 / | 4,736,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 295 | | CAMBRIDGE TP, LINCOLN |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FARRINGTON MEMORIAL INC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 295 CAMBRIDGE TP |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

## PREVIOUS OWNER

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

## NARRATIVE DESCRIPTION

This parcel contains 74.637 ACRES of land mainly classified as CHARITY with a DORMITORY Building built about 1912, having primarily BRICK Exterior and 14181 Square Feet, with 0 Unit, 5 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## 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: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 905 | 74.637 | 417,600 | 29,000 | 3,506,400 | 3,953,000 |
| Total Card | 74.637 | 417,600 | 29,000 | 3,506,400 | 3,953,000 |
| Total Parcel | 74.637 | 1,141,100 | 88,900 | 3,506,400 | 4,736,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 278.76 | /Parcel: 214.80

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 06/09/97 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 132 25 0

!1384!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2025 | 905 | FV | 1,438,400 | 161500 | 74.637 | 3,478,400 | 5,078,300 | | Year End Roll | 12/2/2024 |
| 2024 | 905 | FV | 1,414,100 | 161500 | 74.637 | 3,096,000 | 4,671,600 | | Year end | 11/9/2023 |
| 2023 | 905 | FV | 1,317,900 | 161500 | 74.637 | 2,924,000 | 4,403,400 | 4,403,400 | Year end | 11/3/2022 |
| 2022 | 905 | FV | 1,149,100 | 128700 | 74.637 | 2,868,800 | 4,146,600 | 4,146,600 | Year End Roll | 10/19/2021 |
| 2021 | 905 | FV | 1,168,600 | 128700 | 74.637 | 2,824,000 | 4,121,300 | 4,121,300 | Year End Roll | 10/15/2020 |
| 2020 | 905 | FV | 1,176,500 | 128700 | 74.637 | 2,848,000 | 4,153,200 | 4,153,200 | Year End Roll | 9/26/2019 |
| 2019 | 905 | FV | 1,124,900 | 128700 | 74.637 | 2,830,400 | 4,084,000 | 4,084,000 | Create Final va | 6/4/2019 |
| 2018 | 905 | FV | 1,124,900 | 128700 | 74.637 | 2,830,400 | 4,084,000 | 4,084,000 | Year End Roll | 9/28/2017 |

**PRINT**

| Date | Time |
|---|---|
| 09/26/25 | 16:18:45 |

**LAST REV**

| Date | Time |
|---|---|
| 05/02/25 | 12:00:18 |
| apro | |

PAT ACCT. 1384

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 48 7 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: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 3590-493 | | 12/31/1940 | | | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/4/2022 | C-22-0009 | CELL TOW | 40,000 | O | 6/28/2022 | | | Replace 6 antennas |
| 8/5/2021 | C-21-0025 | CELL TOW | 19,000 | C | | | | Install generator |
| 3/1/2019 | R-19-0006 | MANUAL | 28,080 | C | 6/13/2019 | | | Structural repairs |
| 6/4/2018 | 7094 | CELL TOW | 2,000 | C | 6/12/2019 | | | Modify antennas pe |
| 8/14/2017 | 6825 | CELL TOW | 150,000 | C | | | | Construct 75` cell |
| 6/20/2016 | 6478 | CELL TOW | 30,000 | C | | | | Modify transmissio |
| 5/6/2016 | 6423 | RENOVATI | 21,600 | C | 5/2/2017 | | | Install hot water |
| 4/8/2016 | 6384 | CELL TOW | 15,000 | C | 2/1/2017 | | | Modify antennas on |
| 3/4/2015 | 6008 | CELL TOW | 15,000 | C | | | | Modify antenna on |
| 9/18/2012 | 5163 | RENOVATI | 15,000 | C | | | | alter an existin a |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/2/2025 | CHG FM OTHER | 7 | SB |
| 5/29/2012 | PERMIT VISIT | 618 | G BOURGAULT |
| 4/1/2008 | CERT OF OCC | 10 | MARK R |
| 6/9/1997 | MEAS/EXT INS | 602 | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## 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 Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 905 | CHARITY | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 11.98 | 1.00 | R4 | | | | | | | | | 958,400 | | | | | | 958,400 | |
| 905 | CHARITY | | 72.8 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R4 | | | | | | | | | 2,548,000 | | | | | | 2,548,000 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 74.63655 | Total SF/SM: | 3251168 | Parcel LUC: | 905 | CHARITY | Prime NB Desc | RES CAT 4 | Total: | 3,506,400 | Spl Credit | | Total: | 3,506,400 |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 86 - DORMITORY | | |
| Sty Ht: | 2 - 2 | | |
| (Liv) Units: | 0 | Total: | 1 |
| Foundation: | 1 - CONCRETE | | |
| Frame: | 1 - WOOD | | |
| Prime Wall: | 7 - BRICK | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - GABLE | | |
| Roof Cover: | 1 - ASPHALT | | |
| Color: | | | |
| View / Desir: | G - GOOD | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C- - AVG. (-) | | |
| Year Blt: | 1912 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - PLASTER | | |
| Sec Int Wall: | | | % |
| Partition: | T - TYPICAL | | |
| Prim Floors: | 3 - HARDWOOD | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - TYPICAL | | |
| Insulation: | 2 - TYPICAL | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - GAS | | |
| Heat Type: | 5 - STEAM | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 0 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | 0 | % Sprinkled | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 5 | Rating: | AVERAGE |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | AVERAGE |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | 8 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | FR - Fair | 45. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | 0.0 | % |
| Override: | | | % |
| | Total: | 45 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 64.00 |
| Size Adj.: | 0.87397134 |
| Const Adj.: | 1.08048606 |
| Adj $ / SQ: | 60.436 |
| Other Features: | 68100 |
| Grade Factor: | 0.90 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 759362 |
| Depreciation: | 341713 |
| Depreciated Total: | 417649 |

## COMMENTS

FARRINGTON MEMORIAL. Dormatory - Walked exterior 5/1/2025 - not occupied for years. Overgrowth starting. Back annex has flat roof - possible roof leak.. Dropped grade & Condition.. 291 Cambridge Turnpike address used for Cell towers..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | | | | | | | | | | # Units | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | | BRs: | | Baths: | 5 | HB | | | | | |

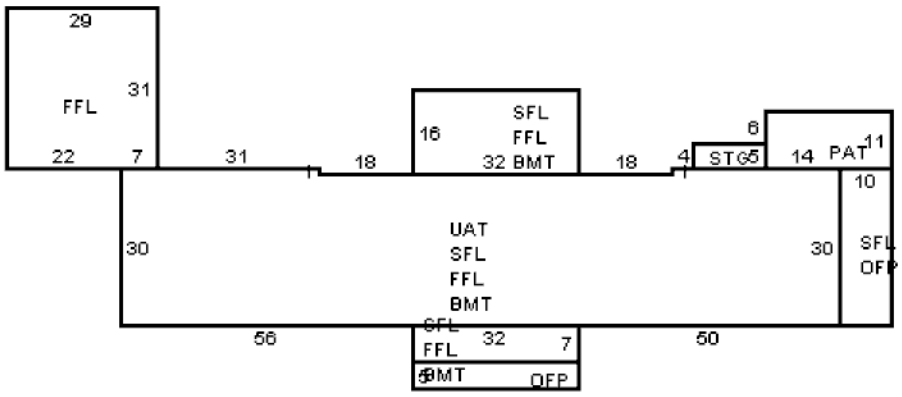
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | 1ST FLOOR | 5,707 | 60.440 | 344,909 |
| SFL | 2ND FLOOR | 5,108 | 60.440 | 308,708 |
| BMT | BASEMENT | 4,808 | 15.110 | 72,644 |
| UAT | UNF ATTIC | 611 | 60.440 | 36,914 |
| OFP | OPEN PORCH | 460 | 16.050 | 7,383 |
| PAT | PATIO | 264 | 14.980 | 3,955 |
| STG | STORAGE | 70 | 16.050 | 1,124 |
| | Net Sketched Area: | 17,028 | Total: | 775,637 |
| Size Ad | 10815 | Gross Area | 20489 | FinArea 14181 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | OFC | 70 | A | 0 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val 0.00000 |
| Juris. Factor: | | Before Depr: | 54.39 |
| Special Features: | 0 | Val/Su Net: | 24.52 |
| Final Total: | 417600 | Val/Su SzAd | 38.61 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

PARCEL ID 132 25 0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | SHED/FR | D | Y | 1 | 9X14 | A | AV | 1994 | 16.05 | T | 60 | 905 | | | 800 | | | 800 |
| MN | BARN | D | Y | 1 | 1 | A | AV | 1994 | 28,200.00 | M | 0 | 905 | | | 28,200 | | | 28,200 |

| More: | N | Total Yard Items: | 29,000 | Total Special Featues: | | Total: | 29,000 |
|---|---|---|---|---|---|---|---|