

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	CITY OF CAMBRIDGE
Owner 2:	
Owner 3:	
Street 1:	250 FRESH POND PARKWAY
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	02138

PREVIOUS OWNER

Owner 1:	STANKARD TR - JEAN C
Owner 2:	-
Street 1:	5 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 54.35 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		54.35		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									380,450						380,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	54.350			380,500	380,500
Total Card	54.350			380,500	380,500
Total Parcel	54.350			380,500	380,500
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	903	FV		0	54.35	380,500	380,500		Year End Roll	12/2/2024
2024	903	FV		0	54.35	326,100	326,100		Year end	11/9/2023
2023	903	FV		0	54.35	326,100	326,100	326,100	Year end	11/3/2022
2022	903	FV		0	54.35	326,100	326,100	326,100	Year End Roll	10/19/2021
2021	903	FV		0	54.35	326,100	326,100	326,100	Year End Roll	10/15/2020
2020	903	FV		0	54.35	326,100	326,100	326,100	Year End Roll	9/26/2019
2019	903	FV		0	54.35	326,100	326,100	326,100	Create Final va	6/4/2019
2018	903	FV		0	54.35	326,100	326,100	326,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANKARD TR,JEA	66566-490		12/21/2015	INVOLVED GOV	210,000	No	No		
	10640-96		9/19/1964	FAMILY		No	No		

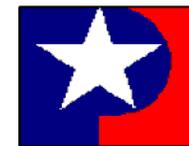
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/1997	1119-97	WDK	8,000	C	6/24/1997			
7/23/1996	1007-96	MANUAL	7,000	C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2011	MEAS+INSPCTD	618	G BOURGAULT
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS/EXT INS	602	
6/24/1997	MEAS/EXT INS	602	
12/7/1995	MEAS+INSPCTD	607	
10/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	9170
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:	

PRINT

Date	Time
09/26/25	18:12:37

LAST REV

Date	Time
02/04/19	11:08:39

apro 2264

