

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORIZIO TR MICHAEL P
Owner 2:	
Owner 3:	LOT 4 LINCOLN NOMINEE TRUST
Street 1:	64 LESLIE RD
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02451 Type:

PREVIOUS OWNER

Owner 1:	MORIZIO MICHAEL P -
Owner 2:	-
Street 1:	290 ANAWAN STREET
Twn/City:	REHOBOTH
St/Prov:	MA Cntry
Postal:	02769

NARRATIVE DESCRIPTION

This Parcel contains 3.39 ACRES of land mainly classified as LAND

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	7.25	1.00	R1									580,000						580,000	
130	LAND		1.5532		ACRES	UNDEV	0.2	0	35,000.	0.20	R1									10,872						10,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	3.390			590,900	590,900
Total Card	3.390			590,900	590,900
Total Parcel	3.390			590,900	590,900
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	130	FV		0	3.39	557,300	557,300		Year End Roll	12/2/2024
2024	130	FV		0	3.39	545,300	545,300		Year end	11/9/2023
2023	130	FV		0	3.39	569,300	569,300	569,300	Year end	11/3/2022
2022	130	FV		0	3.39	515,700	515,700	515,700	Year End Roll	10/19/2021
2021	130	FV		0	3.39	449,300	449,300	449,300	Year End Roll	10/15/2020
2020	130	FV		0	3.39	389,300	389,300	389,300	Year End Roll	9/26/2019
2019	130	FV		0	3.39	372,500	372,500	372,500	Create Final va	6/4/2019
2018	130	FV		0	3.39	372,500	372,500	372,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORIZIO MICHAEL	56702-72		4/6/2011	FAMILY	10	No	No		
HOBBS BROOK FAR	50188-90		10/3/2007		375,000	Yes	No		
VENIER, ANTHONY	25411-139		6/15/1995	OTHER	820,000	No	No		parcel 31-2-0 also
ETTORE VENIER	15720-195		8/3/1984	FAMILY	200,300	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.38975 Total SF/SM: 147658 Parcel LUC: 130 LAND Prime NB Desc RES CAT 1 Total: 590,872 Spl Credit Total: 590,900



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	34 11 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:	

!2632!

PRINT

Date Time

09/26/25 19:04:27

LAST REV

Date Time

02/06/13 14:05:49

brennanp

2632

