



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		TOWER RD, 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 Own Occ: Y
Postal:	02138 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.4 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
903	MUNICPL		1.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									46,890						46,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			3.400	693,300	693,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV		0	3.4	693,300	693,300	693,300	Year End Roll	9/28/2017
2017	903	FV		0	3.4	686,900	686,900	686,900	Year End Roll	9/29/2016
2016	903	FV		0	3.4	668,500	668,500	668,500	Year End Roll	1/14/2016
2015	903	FV		0	3.4	622,100	622,100	622,100	Year End	10/2/2014
2014	903	FV		0	3.4	582,900	582,900	582,900	Year End Roll	1/23/2014
2013	903	FV		0	3.48	569,300	569,300	569,300	Year End Roll	10/25/2012
2012	903	FV		0	3.48	589,300	589,300	589,300	Year End	1/26/2012
2011	903	FV		0	3.48	607,700	607,700	607,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.39955	Total SF/SM:	148084.39	Parcel LUC:	903 MUNICPL	Prime NB Desc:	RES CAT 4	Total:	693,290	SpI Credit:		Total:	693,300
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