



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: COMM OF MASS
 Owner 2: DEPT OF HIGHWAYS
 Owner 3:
 Street 1: 10 PARK PLAZA RM 6160
 Street 2:
 Twn/City: BOSTON
 St/Prov: MA Cntry Own Occ: N
 Postal: 02116 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	382,500		1.900	363,600	746,100
Total Card		382,500	1.900	363,600	746,100
Total Parcel		382,500	1.900	363,600	746,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 286.08		/Parcel: 286.08	

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

Insp Date	11/20/04
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PREVIOUS OWNER

Owner 1: LEGER DAVID C -
 Owner 2: BARNABA GINA MARY -
 Street 1: 16 CAMBRIDGE TP
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-1807

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	901	FV	382,500	0	1.9	363,600	746,100	746,100	Year End Roll	9/28/2017
2017	901	FV	372,000	0	1.9	363,600	735,600	735,600	Year End Roll	9/29/2016
2016	901	FV	359,700	0	1.9	353,200	712,900	712,900	Year End Roll	1/14/2016
2015	901	FV	356,200	0	1.9	280,400	636,600	636,600	Year End	10/2/2014
2014	901	FV	332,100	0	1.9	269,200	601,300	601,300	Year End Roll	1/23/2014
2013	901	FV	325,200	0	2.15	265,900	591,100	591,100	Year End Roll	10/25/2012
2012	901	FV	332,100	0	2.15	217,400	549,500	549,500	Year End	1/26/2012
2011	901	FV	339,000	0	2.15	212,500	551,500	551,500	Year End	2/10/2011

PRINT

Date	Time
10/02/18	16:13:17

LAST REV

Date	Time
03/12/15	10:20:32

USER DEFINED

Prior Id # 1:	14 1 2
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:	

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as COMMASS with a(n) COLONIAL Building Built about 1995, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEGER DAVID C ,	53101-12		6/30/2009	INVOLVED GOV	682723	No	No			ORDER OF TAKING-AWARD MONEY
PELOQUIN ROY ES	22322-169		8/24/1992	PARTIAL INTR	180000	Yes	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/14/2004	2949	MANUAL	8,500	C	11/20/2004			enc deck
11/18/1994	614-94	NEW HOME	100,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2004	M&L COMPLETE	615	D VELUTTI
8/29/1995	PERMIT VISIT	606	J SMITH

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
901	COMMASS		80000		SQUARE FE	PRIME SITE		0	4.54	1.000	R1									363,200						363,200	
901	COMMASS		0.063		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									378						400	Wetland

Total AC/HA: 1.89955	Total SF/SM: 82744.40	Parcel LUC: 901	COMMASS	Prime NB Desc	RES CAT 1	Total: 363,578	Spl Credit	Total: 363,600
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