

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		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: Y
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	BRAINARD PATRICIA W -
Owner 2:	LONG SHEILA D -
Street 1:	8 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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
901	COMMASS		60964.28		SQUARE FE	PRIME SITE		0	4.54	1.219	R1									337,273						337,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	168,000	5,700	1.400	337,300	511,000
Total Card	168,000	5,700	1.400	337,300	511,000
Total Parcel	168,000	5,700	1.400	337,300	511,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		290.34	/Parcel: 290.34

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	06/19/07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	901	FV	168,000	5700	1.4	337,300	511,000	511,000	Year End Roll	9/28/2017
2017	901	FV	164,700	5700	1.4	337,300	507,700	507,700	Year End Roll	9/29/2016
2016	901	FV	164,700	5700	1.4	327,600	498,000	498,000	Year End Roll	1/14/2016
2015	901	FV	158,000	5700	1.4	260,000	423,700	423,700	Year End	10/2/2014
2014	901	FV	156,400	5700	1.4	249,600	411,700	411,700	Year End Roll	1/23/2014
2013	901	FV	153,100	5700	1.86	264,700	423,500	423,500	Year End Roll	10/25/2012
2012	901	FV	153,100	5700	1.86	238,600	397,400	397,400	Year End	1/26/2012
2011	901	FV	156,400	5700	1.86	211,300	373,400	373,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAINARD PATRIC	53101-15		6/30/2009	INVOLVED GOV	557036	No	No			ORDER OF TAKING-AWARD MONEY
BRAINARD PATRIC	28288-401		3/11/1998	CONVENIENC		1	No	No		
LEGER DAVID/GIN	22990-43		3/17/1993		199000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2006	3551	RENO-GAR	7,000	C	6/19/2007			reno gar (study/of
10/24/2006	3550	MANUAL		C				Install wood burni
3/28/2006	3380	RENOVATI	4,500	C	6/29/2006			Add a 3/4 bath on

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2007	MEAS/EXT INS	100	B MORGAN
6/29/2006	MEAS/EXT INS	50	J NOONE
1/20/1996	ENTRY DENIED	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA
7/5/1994	FIELDREV CHG	600	PA
9/1/1983	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

