



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		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:	LEGER NORMAN H -
Owner 2:	LEGER MARY F -
Street 1:	16 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as COMMASS with a(n) CONVENT NL Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		65340.4		SQUARE FE	PRIME SITE		0	4.54	1.157	R1									343,234						343,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
901	250,400	1,200	1.500	343,200	594,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 221.28						/Parcel: 221.28	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	901	FV	250,400	1200	1.5	343,200	594,800	594,800	Year End Roll	9/28/2017
2017	901	FV	238,800	1200	1.5	343,200	583,200	583,200	Year End Roll	9/29/2016
2016	901	FV	234,200	1200	1.5	333,400	568,800	568,800	Year End Roll	1/14/2016
2015	901	FV	224,900	1200	1.5	264,600	490,700	490,700	Year End	10/2/2014
2014	901	FV	222,600	1200	1.5	254,000	477,800	477,800	Year End Roll	1/23/2014
2013	901	FV	217,900	1200	1.76	260,700	479,800	479,800	Year End Roll	10/25/2012
2012	901	FV	217,900	1200	1.76	113,500	332,600	332,600	Year End	1/26/2012
2011	901	FV	224,900	1200	1.76	180,700	406,800	406,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEGER NORMAN H,	53101-18		6/30/2009	INVOLVED GOV	575411	No	No			ORDER OF TAKING-AWARD MONEY
LEGER TRUSTEE,	26392-548		6/11/1996	CONVENIENC		1	No	No		
	10393-380		10/19/1963			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2008	MEAS/EXT INS	25	D ERSKINE
1/16/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	14 2 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:	

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

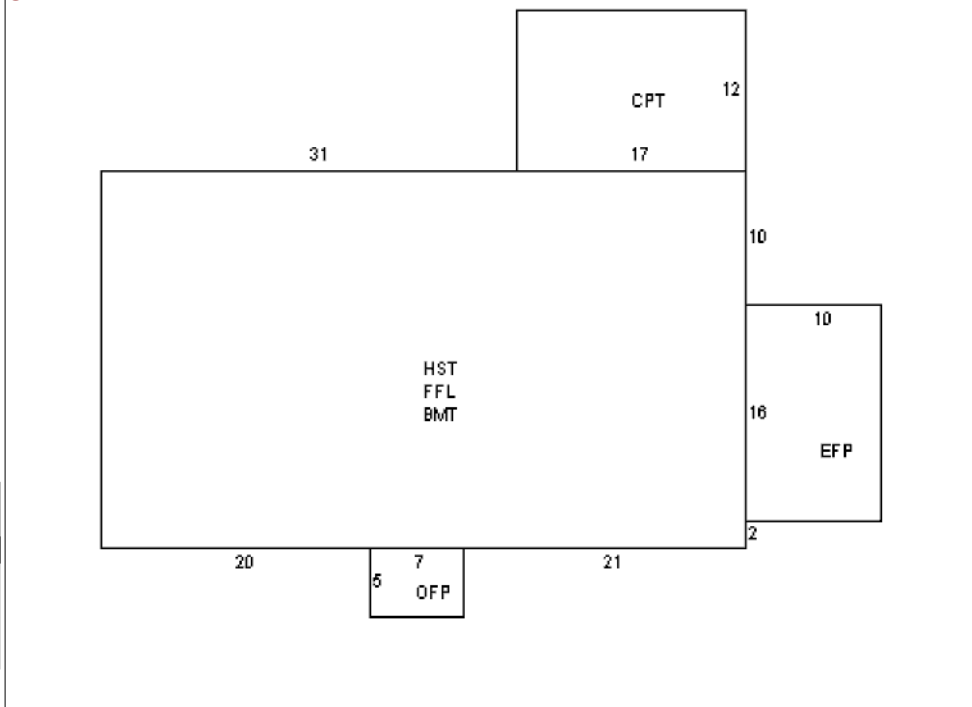
BATH FEATURES

Full Bath:	2 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: AVERAGE
A HBth:	Rating:
OthrFix:	1 Rating: AVERAGE

COMMENTS

--	--	--	--	--	--	--	--	--	--

SKETCH



GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1953 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact.:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Frpl:	1 Rating: AVERAGE
WSFlue:	1 Rating: AVERAGE

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	4	BR:	3	Bath:	2	HB:	1				

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	3	
Totals			
1	4	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	1
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	0 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	GD - Good	23.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.2%

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	1.04761910
Const Adj.:	1.01999998
Adj \$ / SQ:	95.103
Other Features:	40640
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	326001
Depreciation:	75632
Depreciated Total:	250369

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 465602.3060
Juris. Factor:				Val/Su Fin: 93.15
Special Features:	0			Val/Su Net: 66.61
Final Total:	250400			Val/Su SzAd: 124.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,344	35.660	47,932	
FFL	1ST FLOOR	1,344	95.100	127,818	
HST	HALF STORY	672	95.100	63,909	
CPT	CARPORT	204	22.000	4,488	
EFP	ENCL PORCH	160	36.000	5,760	
OFF	OPEN PORCH	35	15.000	525	
Net Sketched Area:		3,759	Total:	250,432	
Size Ad	2016	Gross Area	4431	FinArea	2688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	96	A	AV	1952	15.00	T	70	901			400			400
2	SHED/FR	D	Y	1	140	F	PR	1953	13.50	T	85	901			300			300
66	CANOPY	D	Y	1	12X14	F	PR	1953	19.80	T	85	901			500			500

PARCEL ID

111 21 0

More:	N	Total Yard Items:	1,200	Total Special Features:		Total:	1,200
-------	---	-------------------	-------	-------------------------	--	--------	-------

IMAGE



AssessPro Patriot Properties, Inc