

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!759!



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		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:

PREVIOUS OWNER

Owner 1:	RUHOTINA AVDIJA -
Owner 2:	RUHOTINA EMIRA -
Street 1:	18 CAMBRIDGE TURNPIKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		56627.4		SQUARE FE	PRIME SITE		0	4.54	1.289	R1									331,367						331,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
901	86,200	2,900	1.300	331,400	420,500		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Total Value per SQ unit /Card: 414.29	/Parcel: 414.29
						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	901	FV	86,200	2900	1.3	331,400	420,500	420,500	Year End Roll	9/28/2017
2017	901	FV	84,600	2900	1.3	331,400	418,900	418,900	Year End Roll	9/29/2016
2016	901	FV	84,600	2900	1.3	321,900	409,400	409,400	Year End Roll	1/14/2016
2015	901	FV	81,500	2900	1.3	255,500	339,900	339,900	Year End	10/2/2014
2014	901	FV	80,700	2900	1.3	245,200	328,800	328,800	Year End Roll	1/23/2014
2013	901	FV	79,100	2900	1.41	245,600	327,600	327,600	Year End Roll	10/25/2012
2012	901	FV	79,100	2900	1.41	116,600	198,600	198,600	Year End	1/26/2012
2011	901	FV	71,000	2900	1.41	176,000	249,900	249,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUHOTINA AVDIJA	53100-598		6/30/2009	INVOLVED GOV		No	No			Order of Taking-No award amount on
DANCONA ILANA,	47049-116		3/2/2006	FAMILY	175000	No	No			
PARIS, JUDITH	19593-439		1/13/1989		164000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2006	3537	MANUAL	5,000	C				Roofing,siding & r

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2008	MEAS/EXT INS	25	D ERSKINE
1/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.29999	Total SF/SM:	56627.57	Parcel LUC:	901	COMMASS	Prime NB Desc	RES CAT 1	Total:	331,367	SpI Credit	Total:	331,400
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