

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		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:	TSANG VINCENT -
Owner 2:	-
Street 1:	20 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains .83 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1949, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
901	COMMASS		36154.8		SQUARE FE	PRIME SITE		0	4.54	1.849	R1									303,483						303,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
901	137,100	3,100	0.830	303,500	443,700	
Total Card		137,100	3,100	0.830	303,500	443,700
Total Parcel		137,100	3,100	0.830	303,500	443,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		253.77	/Parcel: 253.77	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	06/28/03

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	901	FV	137,100	3100	.83	303,500	443,700	443,700	Year End Roll	9/28/2017
2017	901	FV	134,800	3100	.83	303,500	441,400	441,400	Year End Roll	9/29/2016
2016	901	FV	134,800	3100	.83	294,800	432,700	432,700	Year End Roll	1/14/2016
2015	901	FV	130,100	3100	.83	234,000	367,200	367,200	Year End	10/2/2014
2014	901	FV	128,900	3100	.83	224,600	356,600	356,600	Year End Roll	1/23/2014
2013	901	FV	126,600	3100	1.	227,900	357,600	357,600	Year End Roll	10/25/2012
2012	901	FV	126,600	3100	1.	126,700	256,400	256,400	Year End	1/26/2012
2011	901	FV	128,900	3100	1.	170,500	302,500	302,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TSANG VINCENT,	53101-21		6/30/2009	INVOLVED GOV	536977	No	No			ORDER OF TAKING-AWARD MONEY
MIDLAND MARINE	24927-52		10/17/1994		145000	No	No			
PIPPEN G WESLEY	23069-394		4/13/1993	BANKRUPTCY	110000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/21/2008	3996	ROOF		C				reshingle dwelling
8/14/2002	2564	GARAGE	28,000	C	6/28/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2003	MEAS/EXT INS	615	D VELUTTI
11/15/2002	M&L COMPLETE	615	D VELUTTI
5/30/1996	MEAS+INSPCTD	606	J SMITH
1/20/1996	ENTRY DENIED	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA
9/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.83000	Total SF/SM:	36154.80	Parcel LUC:	901	COMMASS	Prime NB Desc	RES CAT 1	Total:	303,483	SpI Credit	Total:	303,500
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**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	14 4 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:	

PRINT

Date	Time
10/02/18	16:15:01

LAST REV

Date	Time
04/23/13	15:12:34

apro  
760

**EXTERIOR INFORMATION**

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
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:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**COMMENTS****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:	7	BR:	3	Bath:	2	HB					

**OTHER FEATURES**

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

**GENERAL INFORMATION**

Grade:	C- - AVG. (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**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	7	3	
Totals			
1	7	3	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

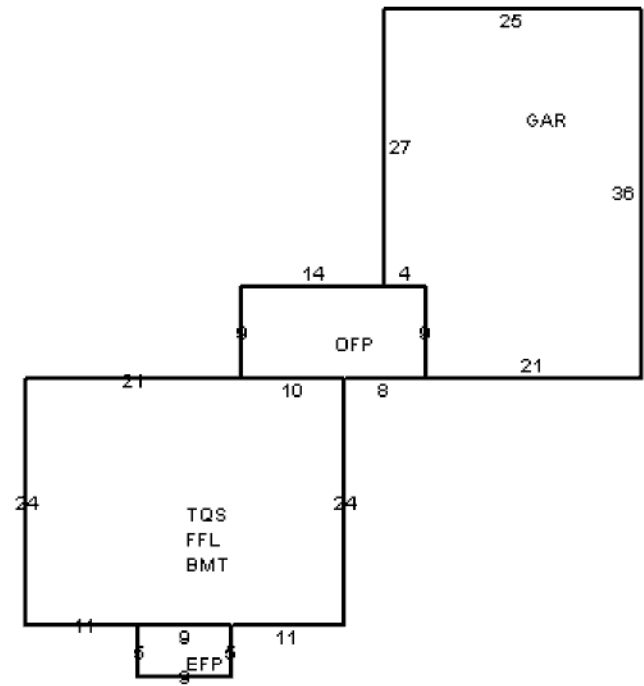
Phys Cond:	AV - Average	32.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		32.0%

**CALC SUMMARY**

Basic \$ / SQ:	79.00
Size Adj.:	1.21082950
Const Adj.:	1.00979996
Adj \$ / SQ:	96.593
Other Features:	39500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	201664
Depreciation:	64533
Depreciated Total:	137132

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 341857.9681
Juris. Factor:		Val/Su Fin:	78.43	
Special Features:	0	Val/Su Net:	43.98	
Final Total:	137100	Val/Su SzAd:	105.30	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GAR	GARAGE	864	36.000	31,104	
BMT	BASEMENT	744	38.640	28,746	
FFL	1ST FLOOR	744	96.590	71,865	
TQS	3/4 STORY	558	96.590	53,899	
OFF	OPEN PORCH	162	15.000	2,430	
EFP	ENCL PORCH	45	36.000	1,620	
Net Sketched Area:		3,117	Total:	189,664	
Size Ad	1302	Gross Area	3303	FinArea	1748

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60 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
3	GARAGE	D	Y		1480		F	FR	1949	32.40	T	80	901		3,100			3,100

**PARCEL ID** 111 23 0**IMAGE****AssessPro** Patriot Properties, Inc

More: N	Total Yard Items:	3,100	Total Special Features:		Total:	3,100
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