



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0		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:	PINO FRANK J -
Owner 2:	-
Street 1:	24 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

**NARRATIVE DESCRIPTION**

This Parcel contains 3.5 ACRES of land mainly classified as COMMASS

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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		80000		SQUARE FE	UNDEV	0.2	0	4.54	0.200	R1									72,640						72,600	Unbuildable
901	COMMASS		0.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									7,890						7,900	UNDEV
901	COMMASS		1.4		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									8,400						8,400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
901			3.500	88,900	88,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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		0	3.5	88,900	88,900	88,900	Year End Roll	9/28/2017
2017	901	FV		0	3.5	88,900	88,900	88,900	Year End Roll	9/29/2016
2016	901	FV		0	3.5	86,900	86,900	86,900	Year End Roll	1/14/2016
2015	901	FV		0	3.5	72,300	72,300	72,300	Year End	10/2/2014
2014	901	FV		0	3.5	70,100	70,100	70,100	Year End Roll	1/23/2014
2013	901	FV		0	3.65	70,000	70,000	70,000	Year End Roll	10/25/2012
2012	901	FV		0	3.65	81,200	81,200	81,200	Year End	1/26/2012
2011	901	FV		0	3.65	82,000	82,000	82,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PINO FRANK J,	53101-4		6/30/2009	INVOLVED GOV	384210	No	No			ORDER OF TAKING-AWARD AMOUNT
PINO BEVERLY	13436-216		5/8/1978	FAMILY	0	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

