

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		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:	SCHUDY ROBERT B -
Owner 2:	-
Street 1:	30 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains .9 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1948, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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		39203		SQUARE FE	PRIME SITE		0	4.54	1.728	R1									307,634						307,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	106,000	200	0.900	307,600	413,800
Total Card 106,000 200 0.900 307,600 413,800					
Total Parcel 106,000 200 0.900 307,600 413,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 252.63		/Parcel: 252.63	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date 08/20/07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	901	FV	106,000	200	.9	307,600	413,800	413,800	Year End Roll	9/28/2017
2017	901	FV	103,800	200	.9	307,600	411,600	411,600	Year End Roll	9/29/2016
2016	901	FV	103,800	200	.9	298,800	402,800	402,800	Year End Roll	1/14/2016
2015	901	FV	99,300	200	.9	237,200	336,700	336,700	Year End	10/2/2014
2014	901	FV	98,200	200	.9	227,700	326,100	326,100	Year End Roll	1/23/2014
2013	901	FV	96,000	200	1.1	232,200	328,400	328,400	Year End Roll	10/25/2012
2012	901	FV	96,000	200	1.1	179,500	275,700	275,700	Year End	1/26/2012
2011	901	FV	98,200	200	1.1	180,400	278,800	278,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHUDY ROBERT B	53101-1		6/30/2009	INVOLVED GOV	523724	No	No			ORDER OF TAKING-AWARD AMOUNT
SCHUDY ROBERT B	30110-358		4/23/1999	CONVENIENC		1	No	No		
MURPHY, DANIEL	14716-102		9/1/1982		63000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/15/1998	1525	ROOF		C	3/24/1999			3/24/99 0%

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2007	MEAS/EXT INS	617	D HASCHIG
3/24/1999	MEAS/EXT INS	602	D TUCKER
1/16/1996	MEAS+INSPCTD	606	J SMITH

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

