111	27	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 456,300
Map	Lot	Sublot	Building	Unit	CARD	!764!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		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:	CIAMPA VINCENT P -
Owner 2:	-
Street 1:	34 ELMWOOD AVE
Twn/City:	SAUGUS
St/Prov:	MA Cntry
Postal:	01906

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	142,700		1.000	313,600	456,300
Total Card	142,700		1.000	313,600	456,300
Total Parcel	142,700		1.000	313,600	456,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 254.63 | /Parcel: 254.63

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	08/20/07

PREVIOUS ASSESSMENT

Parcel ID: 111 27 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	901	FV	142,700	0	1.	313,600	456,300	456,300	Year End Roll	9/28/2017
2017	901	FV	139,600	0	1.	313,600	453,200	453,200	Year End Roll	9/29/2016
2016	901	FV	139,600	0	1.	304,600	444,200	444,200	Year End Roll	1/14/2016
2015	901	FV	133,400	0	1.	241,700	375,100	375,100	Year End	10/2/2014
2014	901	FV	131,900	0	1.	232,100	364,000	364,000	Year End Roll	1/23/2014
2013	901	FV	128,800	0	1.15	234,400	363,200	363,200	Year End Roll	10/25/2012
2012	901	FV	128,800	0	1.15	213,100	341,900	341,900	Year End	1/26/2012
2011	901	FV	131,900	0	1.15	187,000	318,900	318,900	Year End	2/10/2011

PRINT

Date	Time
10/02/18	16:15:27

LAST REV

Date	Time
04/23/13	12:22:22
apro	
764	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CIAMPA VINCENT	53101-24		6/30/2009	INVOLVED GOV	514248	No	No			ORDER OF TAKING-AWARD MONEY IS SALE
CIAMPA VINCENT	48383-501		10/27/2006	FAMILY	1	No	No			
CIAMPA VINCENT	42728-129		5/7/2004	CONVENIENC	1	No	No			
CIAMPA VINCENT	42728-113		5/7/2004	CONVENIENC	1	No	No			
CIAMPA VINCENT	35094-343		3/21/2002	CONVENIENC	1	No	No			
CONROY, GRACE W	17633-73		12/4/1986		160000	No	No			

USER DEFINED

Prior Id # 1:	14 7 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:	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/17/1996	MEAS+INSPCTD	606	J SMITH

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

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
901	COMMASS		43560		SQUARE FE	PRIME SITE		0	4.54	1.586	R1									313,569						313,600	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	901	COMMASS	Prime NB Desc	RES CAT 1	Total:	313,569	Spl Credit		Total:	313,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

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:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

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:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	60	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

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:		Rating:	

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31.8	%

CALC SUMMARY

Basic $ / SQ:	79.00
Size Adj.:	1.08482146
Const Adj.:	0.99970198
Adj $ / SQ:	85.675
Other Features:	29304
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	209300
Depreciation:	66557
Depreciated Total:	142742

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	RMs:	8	BRs:	2	Baths:	2	HB					

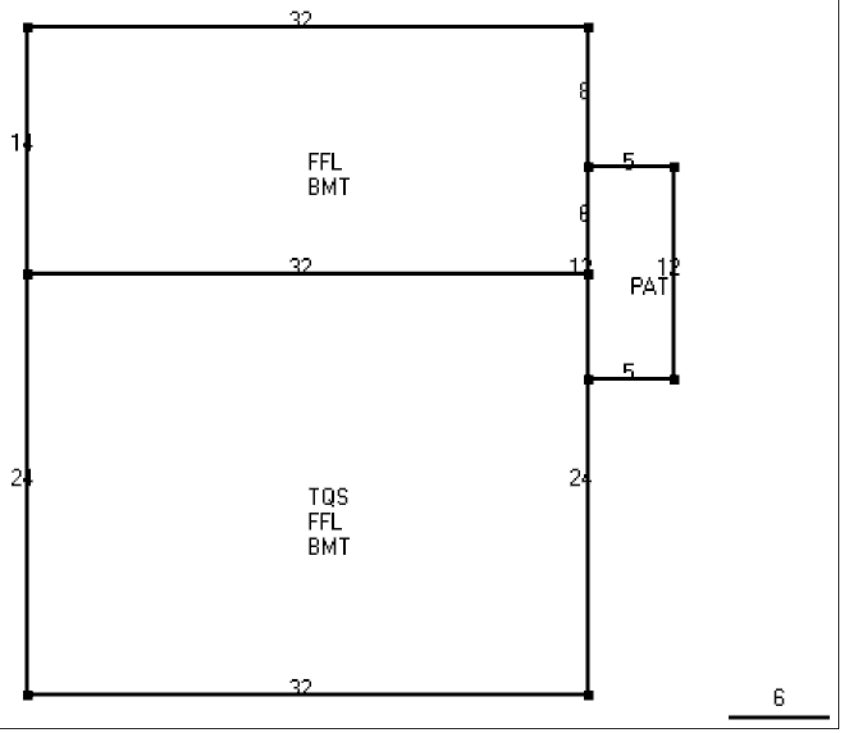
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	1
Totals			
1	8	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,216	21.420	26,045
FFL	1ST FLOOR	1,216	85.680	104,181
TQS	3/4 STORY	576	85.680	49,349
PAT	PATIO	60	7.000	420
Net Sketched Area:		3,068	Total:	179,995
Size Ad	1792	Gross Area	3260	FinArea 1792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 373367.6706
Juris. Factor:		Val/Su Fin:	79.63
Special Features:	0	Val/Su Net:	46.51
Final Total:	142700	Val/Su SzAd	79.63

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

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

111 27 0

IMAGE

AssessPro Patriot Properties, Inc