



PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		OLD CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1: CAPONE ALBERT
 Owner 2: CAPONE MARY
 Owner 3:
 Street 1: 26 OLD CAMBRIDGE TP
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-1805 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	476,700		2.467	312,500	789,200	
Total Card 476,700 2.467 312,500 789,200						Entered Lot Size
Total Parcel 476,700 2.467 312,500 789,200						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 165.70		/Parcel: 165.70		Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
02/28/18

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	464,600	0	2.467	312,500	777,100	777,100	Year End Roll	9/28/2017
2017	101	FV	456,000	0	2.467	312,500	768,500	768,500	Year End Roll	9/29/2016
2016	101	FV	445,100	0	2.467	303,700	748,800	748,800	Year End Roll	1/14/2016
2015	101	FV	432,500	0	2.467	241,800	674,300	674,300	Year End	10/2/2014
2014	101	FV	398,700	0	2.467	245,700	644,400	644,400	Year End Roll	1/23/2014
2013	101	FV	390,300	0	2.467	267,800	658,100	658,100	Year End Roll	10/25/2012
2012	101	FV	390,300	0	2.47	320,300	710,600	710,600	Year End	1/26/2012
2011	101	FV	398,700	0	2.47	324,200	722,900	722,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	19622-195		1/31/1989		291000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 2.467 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1938, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/1994	513-94	RENO-ADD	40,000	C	8/31/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS/EXT INS	622	K Cuoco
8/5/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	ENTRY DENIED	613	M COLE
2/15/1996	MEAS+INSPCTD	606	J SMITH
8/31/1995	PERMIT VISIT	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	4.54	0.850	R1			LOCATIO	-15					308,720						308,700	
101	ONE FAM		0.63		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									3,780						3,800	Wetland

Total AC/HA: 2.46655	Total SF/SM: 107442.92	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	312,500	Spl Credit	Total:	312,500
----------------------	------------------------	-----------------	---------	---------------	-----------	--------	---------	------------	--------	---------

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	3 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating: AVERAGE
A HBth:	Rating:
OthrFix:	3 Rating: AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

GENERAL INFORMATION

Grade:	B - GOOD	
Year Blt:	1938 Eff Yr Blt:	
Alt LUC:	Alt %:	
Jurisdict:	Fact:	
Const Mod:		
Lump Sum Adj:		

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:	11	BR:	6
	Bath:	3	HB:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	1
Totals			
1	11	6	1

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	2 - SOFTWOO 50%
Bsmnt Flr:	
Bsmnt Gar:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	15 - HEAT PUMP
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	VG - Very Good	17%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.93726593
Const Adj.:	1.01999998
Adj \$ / SQ:	86.997
Other Features:	68917
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	574342
Depreciation:	97638
Depreciated Total:	476704

COMPARABLE SALES

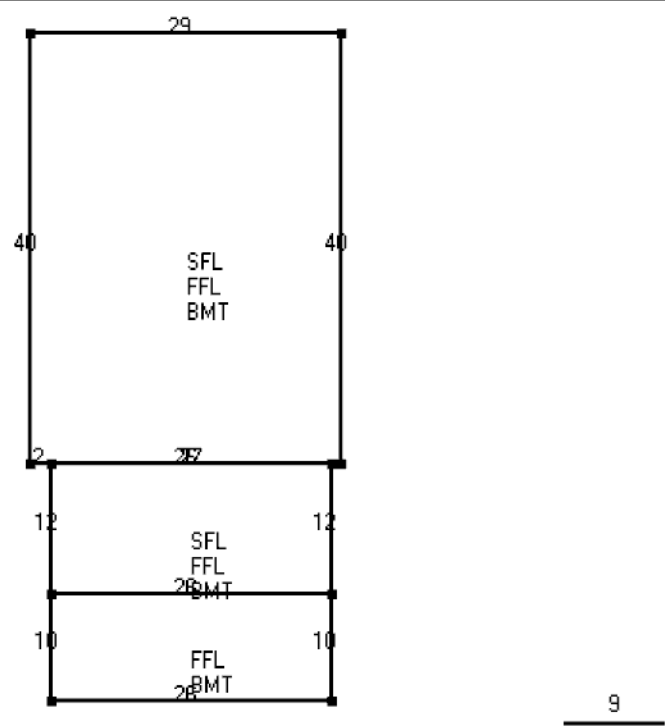
Rate	Parcel ID	Typ	Date	Sale Price

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 Features: Total:

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,732	41.320	71,572
FFL	1ST FLOOR	1,732	87.000	150,679
SFL	2ND FLOOR	1,472	87.000	128,060
Net Sketched Area:		4,936	Total:	350,311
Size Ad	3204 Gross Area	4936	FinArea	4763

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	0

IMAGE

AssessPro Patriot Properties, Inc

