



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	CHEN TR SOW HSIN
Owner 2:	CHEN TR CHING CHIH
Owner 3:	DR SOW-HSIN CHEN REVOC TR &
Street 1:	1400 COMMONWEALTH AVE
Street 2:	
Twn/City:	WEST NEWTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02164 Type:

PREVIOUS OWNER

Owner 1:	CHEN SOW HSIN -
Owner 2:	CHEN CHING CHIH -
Street 1:	1400 COMMONWEALTH AVE
Twn/City:	WEST NEWTON
St/Prov:	MA Cntry
Postal:	02164

NARRATIVE DESCRIPTION

This Parcel contains 4.5 ACRES of land mainly classified as LAND

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	6.14	0.700	R2			LOCATIO	-30					343,840						343,800	
130	LAND		2.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									79,890						79,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			4.500	423,700	423,700		0
							GIS Ref
							GIS Ref
Total Card			4.500	423,700	423,700	Entered Lot Size	
Total Parcel			4.500	423,700	423,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	Insp Date
							04/21/95

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	4.5	423,700	423,700	423,700	Year End Roll	9/28/2017
2017	130	FV		0	4.5	413,700	413,700	413,700	Year End Roll	9/29/2016
2016	130	FV		0	4.5	413,700	413,700	413,700	Year End Roll	1/14/2016
2015	130	FV		0	4.5	362,700	362,700	362,700	Year End	10/2/2014
2014	130	FV		0	4.5	369,800	369,800	369,800	Year End Roll	1/23/2014
2013	130	FV		0	4.7	437,900	437,900	437,900	Year End Roll	10/25/2012
2012	130	FV		0	4.7	405,900	405,900	405,900	Year End	1/26/2012
2011	130	FV		0	4.7	409,900	409,900	409,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHEN SOW HSIN,	51274-520		6/6/2008	FAMILY	100	No	No			
OWEN CARLETON W	13375-699		1/17/1978		24500	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

