



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DIMAMBRO GERMANO
Owner 2:	
Owner 3:	
Street 1:	16 OLD CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1805 Type:

PREVIOUS OWNER

Owner 1:	DAFFRON ERIC J -
Owner 2:	DAFFRON VIRGINIA E -
Street 1:	16 OLD CAMBRIDGE TPKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1805

NARRATIVE DESCRIPTION

This Parcel contains 1.061 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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
101	ONE FAM		46200		SQUARE FE	PRIME SITE		0	4.54	1.285	R1			LOCATIO	-15					269,590						269,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	190,800		1.061	269,600	460,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 255.07						/Parcel: 255.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	190,800	0	1.061	269,600	460,400	460,400	Year End Roll	9/28/2017
2017	101	FV	187,500	0	1.061	269,600	457,100	457,100	Year End Roll	9/29/2016
2016	101	FV	187,500	0	1.061	261,900	449,400	449,400	Year End Roll	1/14/2016
2015	101	FV	180,900	0	1.061	207,800	388,700	388,700	Year End	10/2/2014
2014	101	FV	179,300	0	1.061	211,300	390,600	390,600	Year End Roll	1/23/2014
2013	101	FV	176,000	0	1.061	230,500	406,500	406,500	Year End Roll	10/25/2012
2012	101	FV	176,000	0	1.061	209,600	385,600	385,600	Year End	1/26/2012
2011	101	FV	179,300	0	1.061	226,300	405,600	405,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAFFRON ERIC J,	46032-288		9/6/2005		511000	No	No			
MINNICK MARTHA	43400-551		7/29/2004		499435	No	No			
JUDITH J. HALL	15039-252		6/1/1983		145900	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/9/2006	3456	WDK	14,310	C				Replace deck;cert.

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2010	MEAS/EXT INS	25	D ERSKINE
5/10/2005	MEAS+INSPCTD	600	PA
9/15/2001	M&L COMPLETE	613	M COLE
2/16/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
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:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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:
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	1.08240998
Const Adj.:	1.00979996
Adj \$ / SQ:	86.348
Other Features:	60000
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	289044
Depreciation:	98275
Depreciated Total:	190769

COMMENTS

new septic 2004... Per MLS re: 2005 sale---Investor potential, yet useable as it is..

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:s:	7	BR:s:	3	Bath:s:	2	HB					

REMODELING

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

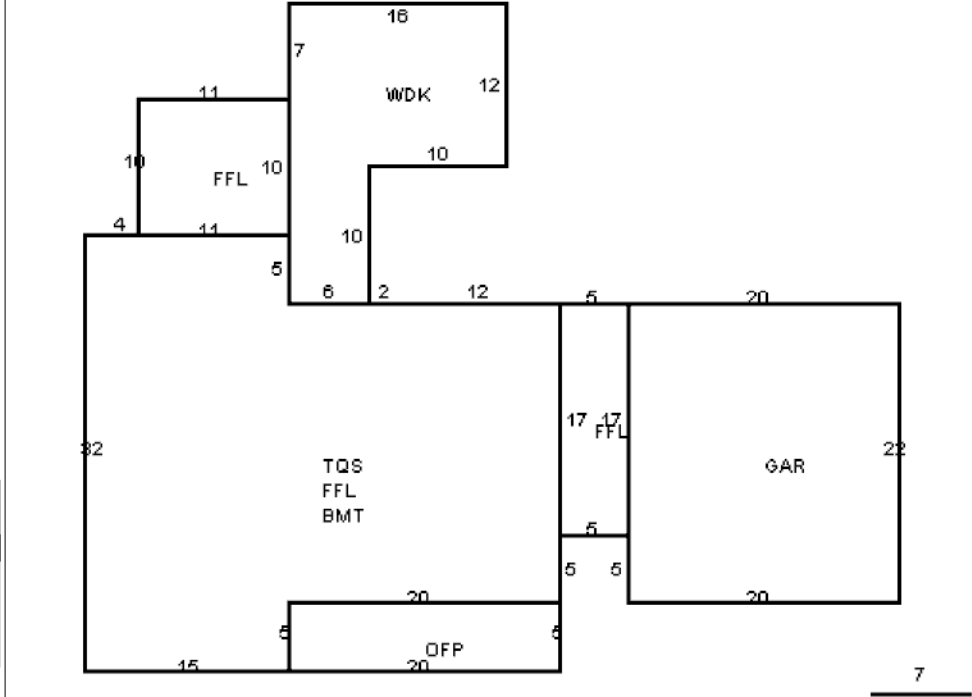
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val:	61500.00000	
Juris. Factor:	Val/Su Fin:	105.71		
Special Features:	0	Val/Su Net:	54.25	
Final Total:	190800	Val/Su SzAd:	105.71	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,115	86.350	96,278	
BMT	BASEMENT	920	21.590	19,860	
TQS	3/4 STORY	690	86.350	59,580	
GAR	GARAGE	440	36.000	15,840	
WDK	WOOD DECK	252	19.900	5,016	
OFF	OPEN PORCH	100	15.000	1,500	
Net Sketched Area:		3,517	Total:	198,074	
Size Ad	1805	Gross Area	3747	FinArea	1805

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



PARCEL ID 112 4 0