

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CITY OF CAMBRIDGE
Owner 2:	
Owner 3:	
Street 1:	250 FRESH POND PARKWAY
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: N
Postal:	02138 Type:

PREVIOUS OWNER

Owner 1:	Denormandie - Thomas
Owner 2:	McCarey - Katherine Denormandie
Street 1:	11 Old Concord Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3601

NARRATIVE DESCRIPTION

This Parcel contains 53.6 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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
903	MUNICPL		30.57		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									917,100						917,100	
903	MUNICPL		23.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									138,180						138,200	Wetland

Total AC/HA:	53.60000	Total SF/SM:	2334816.00	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 2	Total:	1,055,280	SpI Credit	Total:	1,055,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			53.600	1,055,300	1,055,300		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			53.600	1,055,300	1,055,300	Entered Lot Size	
Total Parcel			53.600	1,055,300	1,055,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Year End Roll	9/28/2017
2017	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Year End Roll	9/29/2016
2016	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Year End Roll	1/14/2016
2015	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Year End	10/2/2014
2014	903	FV		0	53.6	1,055,300	1,055,300	1,055,300	Year End Roll	1/23/2014
2013	130	FV		0	22.39	603,800	603,800	603,800	Year End Roll	10/25/2012
2012	130	FV		0	22.39	571,800	571,800	571,800	Year End	1/26/2012
2011	130	FV		0	22.39	575,800	575,800	575,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Denormandie,Tho	59813-111		8/22/2012	INVOLVED GOV	1900000	No	No			also parcel 30-6-0
DENORMANDIE THO	41388-578		11/7/2003	CONVENIENC		1	No	No		
DENORMANDIE THO	38613-427		4/1/2003	CONVENIENC		1	No	No		VICTORIAS PORTION INTO TRUST
DENORMANDIE PHI	14868-341		1/21/1983	FAMILY		0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	30 3 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:	

PRINT

Date	Time
10/02/18	16:58:10

LAST REV

Date	Time
02/19/13	13:05:28

meadorse 1111

