



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SCOTTI REGINA M
Owner 2:	
Owner 3:	
Street 1:	296 CAMBRIDGE TPKE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2315 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

**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		40075		SQUARE FE	PRIME SITE		0	4.54	1.697	R1									308,822						308,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	128,100		0.920	308,800	436,900
Total Card		128,100	0.920	308,800	436,900
Total Parcel		128,100	0.920	308,800	436,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 184.62		/Parcel: 184.62	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	101	FV	128,100	0	.92	308,800	436,900	436,900	Year End Roll	9/28/2017
2017	101	FV	125,700	0	.92	308,800	434,500	434,500	Year End Roll	9/29/2016
2016	101	FV	125,700	0	.92	300,000	425,700	425,700	Year End Roll	1/14/2016
2015	101	FV	121,000	0	.92	238,100	359,100	359,100	Year End	10/2/2014
2014	101	FV	119,800	0	.92	228,600	348,400	348,400	Year End Roll	1/23/2014
2013	101	FV	117,400	0	.92	224,500	341,900	341,900	Year End Roll	10/25/2012
2012	101	FV	117,400	0	.92	204,100	321,500	321,500	Year End	1/26/2012
2011	101	FV	150,900	0	.92	179,100	330,000	330,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GEORGE MACLEOD	17690-404		12/19/1986		207000	No	No			

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/21/2009	MEAS+INSPCTD	25	D ERSKINE
11/23/2002	M&L EXTERIOR	615	D VELUTTI
1/20/1996	ENTRY DENIED	606	J SMITH
4/27/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	5	- CAPE
Sty Ht:	1H	- 1H
(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-	- AVG. (-)
Year Blt:	1953	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	5	- LINO/VINYL 50%
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

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	FR - Fair	45.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		45.4%

**CALC SUMMARY**

Basic \$ / SQ:	79.00
Size Adj.:	1.08259428
Const Adj.:	0.99495000
Adj \$ / SQ:	85.093
Other Features:	48000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	234638
Depreciation:	106525
Depreciated Total:	128112

**COMMENTS**

ROLLING TOPO IN REAR 2 DRIVEWAYS HVY TRAFFIC AREA; apt 296B in bmt..

**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: 9	BR: 4	Bath: 2	HB		

**REMODELING**

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

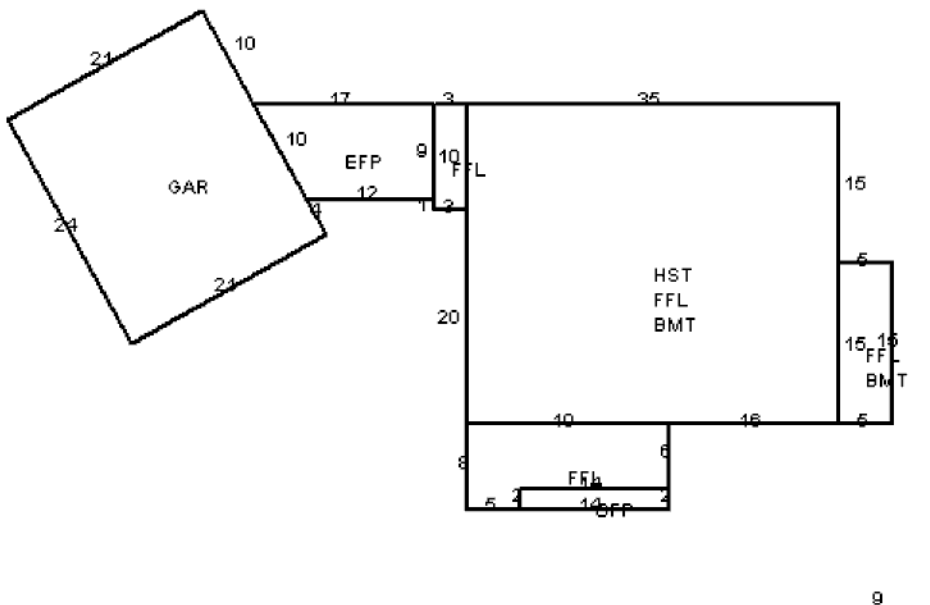
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,279	85.090	108,834	
BMT	BASEMENT	1,125	37.230	41,882	
HST	HALF STORY	525	85.090	44,674	
GAR	GARAGE	504	36.000	18,144	
EFP	ENCL PORCH	130	36.000	4,680	
OFF	OPEN PORCH	28	15.000	420	
Net Sketched Area:		3,591	Total:	218,634	
Size Ad	1804	Gross Area	4116	FinArea	2367

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

**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

**PARCEL ID** 132 21 0

**IMAGE**

