



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PANETTA TR THERESA J
Owner 2:	
Owner 3:	283 CAMBRIDGE TP REALTY TRUST
Street 1:	279 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2314 Type:

**PREVIOUS OWNER**

Owner 1:	PANETTA THERESA J TR -
Owner 2:	TJ PANETTA TRUST NO 1 -
Street 1:	283 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2314

**NARRATIVE DESCRIPTION**

This Parcel contains 2.797 ACRES of land mainly classified as 013 with a(n) CAPE Building Built about 1960, Having Primarily BRICK VENTR 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	2	ABV ST
s				Street	1	PAVED
t				Traffic	5	HEAVY

**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 Infru	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	1.000	R1									363,200	325	25				363,200	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									5,760						5,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	227,900	15,400	2.337	278,200	521,500	3074	0
325			0.459	90,800	90,800		GIS Ref
							GIS Ref
Total Card	227,900	15,400	2.797	369,000	612,300	Entered Lot Size	
Total Parcel	249,000	16,700	2.797	369,000	634,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	244.33	/Parcel:	193.15	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	013	FV	249,000	16700	2.797	369,000	634,700	634,700	Year End Roll	9/28/2017
2017	013	FV	242,800	16700	2.797	369,000	628,500	628,500	Year End Roll	9/29/2016
2016	013	FV	242,300	16700	2.797	358,600	617,600	617,600	Year End Roll	1/14/2016
2015	013	FV	231,800	16700	2.797	285,800	534,300	534,300	Year End	10/2/2014
2014	013	FV	236,400	10900	2.797	274,600	521,900	521,900	Year End Roll	1/23/2014
2013	013	FV	231,600	10900	2.297	266,800	509,300	509,300	Year End Roll	10/25/2012
2012	013	FV	231,600	7800	2.3	256,400	495,800	495,800	Year End	1/26/2012
2011	013	FV	237,100	7800	2.3	259,600	504,500	504,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANETTA THERESA	31013-31		12/29/1999	CONVENIENC	250000	No	No			
PANETTA FRANK	20285-378		12/26/1989	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/5/2011	4676	SHED	7,200	C				Construct 10x24 sh
6/25/2003	2721	SIGN		C				
7/18/1994	528-94	POOL	8,000	C	8/29/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/26/2018	MEAS/EXT INS	622	K Cuoco
10/8/2013	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS/EXT INS	615	D VELUTTI
9/15/2001	M&L COMPLETE	613	M COLE
1/18/1996	MEAS+INSPCTD	606	J SMITH
8/29/1995	PERMIT VISIT	606	J SMITH
8/16/1994	MEAS/EXT INS	185	CHRIS KEEFE

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	2
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	8 - BRICK VENR		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

### GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1960	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:	1		
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Basic \$ / SQ:	79.00
Size Adj.:	0.98942536
Const Adj.:	1.06028986
Adj \$ / SQ:	82.877
Other Features:	47377
Grade Factor:	1.12
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	324251
Depreciation:	96303
Depreciated Total:	227949

### 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
2	SHED/FR	D	Y	1	12X20	F	PR	1960	13.50	T	85	101			500			500
11	POOL I-V	D	Y	1	512	A	AV	1995	18.00	T	40	101			5,500			5,500
3	GARAGE	D	Y	1	11X20	P	PR	1960	27.00	T	80	101			1,200			1,200
2	SHED/FR	D	Y	1	10x24	A	AV	2011	15.00	T	15	101			3,100			3,100
31	BARN	D	Y	1	8x20	A	AV	2003	35.00	T	9	101			5,100			5,100

### 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:	1	Rating:	AVERAGE

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	AV - Average	29.7%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		29.7%

### CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.98942536
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Grade Factor:	1.12
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### COMMENTS

GREENHOUSE PLANT STAND INCLUDES  
33-20.01 + 20.02 .

### 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	1
Totals			
1	7	3	

### COMPARABLE SALES

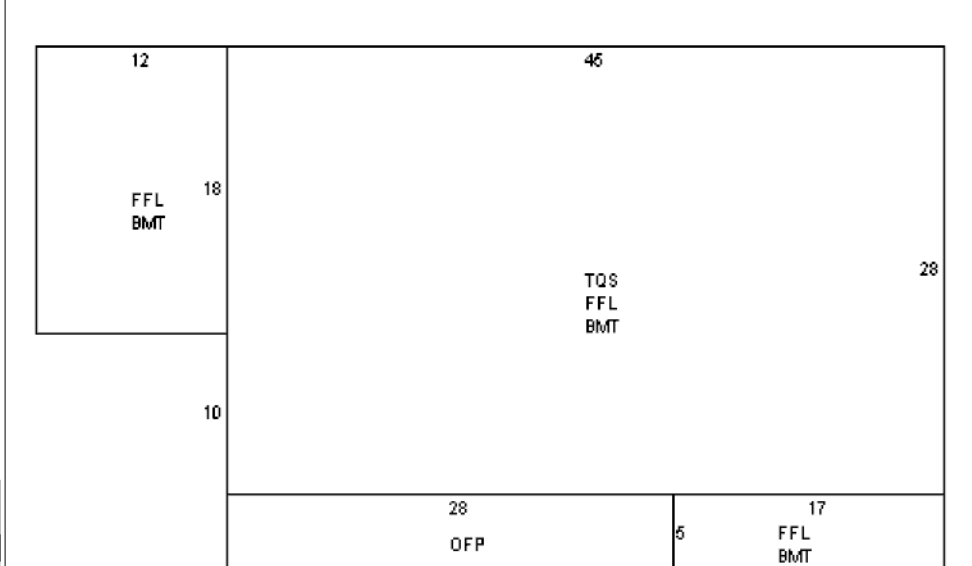
Rate	Parcel ID	Type	Date	Sale Price

### PARCEL ID 132 26 0

WtAv\$/SQ:		AvRate:		Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:	90.94		
Special Features:	0	Val/Su Net:	54.17		
Final Total:	227900	Val/Su SzAd	90.94		

More:	N	Total Yard Items:	16,700	Total Special Features:	600	Total:	17,300
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### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,561	20.720	32,343	
FFL	1ST FLOOR	1,561	82.880	129,371	
TQS	3/4 STORY	945	82.880	78,319	
OFP	OPEN PORCH	140	15.000	2,100	
Net Sketched Area:		4,207	Total:	242,133	
Size Ad	2506	Gross Area	4522	FinArea	2506

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### IMAGE



AssessPro Patriot Properties, Inc