



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	APRILLE JR THOMAS J
Owner 2:	
Owner 3:	
Street 1:	PO BOX 532
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-0532 Type:

PREVIOUS OWNER

Owner 1:	APRILLE THOMAS J -
Owner 2:	APRILLE AMELIA J -
Street 1:	PO BOX 701
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0701

NARRATIVE DESCRIPTION

This Parcel contains .9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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:						
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		39204		SQUARE FE	PRIME SITE		0	4.54	1.728	R1									307,636						307,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	128,200		0.900	307,600	435,800	3005	0			
							GIS Ref			
							GIS Ref			
Total Card					128,200	0.900	307,600	435,800	Entered Lot Size	
Total Parcel					128,200	0.900	307,600	435,800	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		427.25	/Parcel:	427.25	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	128,200	0	.9	307,600	435,800	435,800	Year End Roll	9/28/2017
2017	101	FV	125,900	0	.9	307,600	433,500	433,500	Year End Roll	9/29/2016
2016	101	FV	125,900	0	.9	298,800	424,700	424,700	Year End Roll	1/14/2016
2015	101	FV	133,800	0	.9	237,200	371,000	371,000	Year End	10/2/2014
2014	101	FV	132,600	0	.9	227,700	360,300	360,300	Year End Roll	1/23/2014
2013	101	FV	130,200	0	.9	223,600	353,800	353,800	Year End Roll	10/25/2012
2012	101	FV	130,200	0	.9	203,300	333,500	333,500	Year End	1/26/2012
2011	101	FV	162,100	0	.9	178,400	340,500	340,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
APRILLE THOMAS	31604-126		7/12/2000	CONVENIENC		1	No	No		
	10672-456		10/1/1964			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/1/1998	1370	GARAGE	20,000	C	6/2/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2015	MEAS+INSPCTD	618	G BOURGAULT
9/21/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L COMPLETE	615	D VELUTTI
5/26/1999	MEAS/EXT INS	602	D TUCKER
6/2/1998	MEAS/EXT INS	602	D TUCKER
1/15/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.90000	Total SF/SM:	39204.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 1	Total:	307,636	Spl Credit		Total:	307,600
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