



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 4 | | CAMBRIDGE TP, LINCOLN |

OWNERSHIP

| | |
|-----------|-----------------------|
| Owner 1: | COMM OF MASS |
| Owner 2: | DEPT OF HIGHWAYS |
| Owner 3: | |
| Street 1: | 10 PARK PLAZA RM 6160 |
| Street 2: | |
| Twn/City: | BOSTON |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 02116 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | LEGER DAVID C - |
| Owner 2: | BARNABA GINA MARY - |
| Street 1: | 16 CAMBRIDGE TP |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1807 |

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as COMMASS with a(n) COLONIAL Building Built about 1995, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 | | |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|
| 901 | COMMASS | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 4.75 | 1.000 | R1 | | | | | | | | | 380,000 | | | | | | 380,000 | |
| 901 | COMMASS | | 0.063 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R1 | | | | | | | | | 378 | | | | | | 400 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 901 | 412,400 | | 1.900 | 380,400 | 792,800 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 303.99 | | | | | | /Parcel: 303.99 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 901 | FV | 382,500 | 0 | 1.9 | 363,600 | 746,100 | 746,100 | Create Final value 2019 | 6/4/2019 |
| 2018 | 901 | FV | 382,500 | 0 | 1.9 | 363,600 | 746,100 | 746,100 | Year End Roll | 9/28/2017 |
| 2017 | 901 | FV | 372,000 | 0 | 1.9 | 363,600 | 735,600 | 735,600 | Year End Roll | 9/29/2016 |
| 2016 | 901 | FV | 359,700 | 0 | 1.9 | 353,200 | 712,900 | 712,900 | Year End Roll | 1/14/2016 |
| 2015 | 901 | FV | 356,200 | 0 | 1.9 | 280,400 | 636,600 | 636,600 | Year End | 10/2/2014 |
| 2014 | 901 | FV | 332,100 | 0 | 1.9 | 269,200 | 601,300 | 601,300 | Year End Roll | 1/23/2014 |
| 2013 | 901 | FV | 325,200 | 0 | 2.15 | 265,900 | 591,100 | 591,100 | Year End Roll | 10/25/2012 |
| 2012 | 901 | FV | 332,100 | 0 | 2.15 | 217,400 | 549,500 | 549,500 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|-----|-----|-------|-----------------|-----------------------------|
| LEGER DAVID C , | 53101-12 | | 6/30/2009 | INVOLVED GOV | 682723 | No | No | | | ORDER OF TAKING-AWARD MONEY |
| PELOQUIN ROY ES | 22322-169 | | 8/24/1992 | PARTIAL INTR | 180000 | Yes | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|----------|
| 6/14/2004 | 2949 | MANUAL | 8,500 | C | 11/20/2004 | | | enc deck |
| 11/18/1994 | 614-94 | NEW HOME | 100,000 | C | 8/29/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|------|
| 11/20/2004 | M&L COMPLETE | 615 | |
| 8/29/1995 | PERMIT VISIT | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

