



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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:	GORMAN EVAN -
Owner 2:	-
Street 1:	1 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.9 ACRES of land mainly classified as COMMASS

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
901	COMMASS		126324		SQUARE FE	UNDEV	0.2	0	4.75	0.149	R1									89,202						89,200	Unbuildable

Total AC/HA:	2.90000	Total SF/SM:	126324.01	Parcel LUC:	901	COMMASS	Prime NB Desc:	RES CAT 1	Total:	89,202	SpI Credit:	Total:	89,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
901			2.900	89,200	89,200		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			2.900	89,200	89,200	Entered Lot Size	
Total Parcel			2.900	89,200	89,200	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
2019	901	FV		0	2.9	85,300	85,300	85,300	Create Final value 2019	6/4/2019
2018	901	FV		0	2.9	85,300	85,300	85,300	Year End Roll	9/28/2017
2017	901	FV		0	2.9	85,300	85,300	85,300	Year End Roll	9/29/2016
2016	901	FV		0	2.9	82,800	82,800	82,800	Year End Roll	1/14/2016
2015	901	FV		0	2.9	65,700	65,700	65,700	Year End	10/2/2014
2014	901	FV		0	2.9	63,100	63,100	63,100	Year End Roll	1/23/2014
2013	901	FV		0	.22	38,900	38,900	38,900	Year End Roll	10/25/2012
2012	901	FV		0	.22	47,100	47,100	47,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GORMAN EVAN,	53101-33		6/30/2009	INVOLVED GOV	354421	No	No			ORDER OF TAKING-AWARD MONEY
WALKER STEVEN J	34782-545		2/8/2002	OTHER	125000	Yes	No			Partially in Concord
CROSBY ROSE	20009-337		8/15/1989		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

USER DEFINED

Prior Id # 1:	14 17 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
09/30/19	17:10:25

LAST REV

Date	Time
03/26/13	13:55:00

apro 754

