

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!761!



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		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: Y
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	PINO FRANK J -
Owner 2:	-
Street 1:	24 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains .59 ACRES of land mainly classified as COMMASS with a(n) BUNGALOW Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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		
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		25699.4		SQUARE FE	PRIME SITE		0	4.75	2.479	R1									302,622						302,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	117,100		0.590	302,600	419,700
Total Card	117,100		0.590	302,600	419,700
Total Parcel	117,100		0.590	302,600	419,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		201.45	/Parcel: 201.45

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
04/22/06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	901	FV	117,100	0	.59	289,200	406,300	406,300	Create Final value 2019	6/4/2019
2018	901	FV	117,100	0	.59	289,200	406,300	406,300	Year End Roll	9/28/2017
2017	901	FV	109,900	0	.59	289,200	399,100	399,100	Year End Roll	9/29/2016
2016	901	FV	108,700	0	.59	281,000	389,700	389,700	Year End Roll	1/14/2016
2015	901	FV	106,300	0	.59	223,000	329,300	329,300	Year End	10/2/2014
2014	901	FV	101,500	0	.59	214,100	315,600	315,600	Year End Roll	1/23/2014
2013	901	FV	99,100	0	.95	225,800	324,900	324,900	Year End Roll	10/25/2012
2012	901	FV	99,100	0	.95	201,000	300,100	300,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PINO FRANK J,	53101-4		6/30/2009	INVOLVED GOV	384210	No	No			ORDER OF TAKING-AWARD AMOUNT
	13436-216		5/8/1978		15000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2006	MEAS/EXT INS	615	
5/9/1996	MEAS+INSPCTD	606	
1/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

