



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		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:	CIAMPA VINCENT P -
Owner 2:	-
Street 1:	34 ELMWOOD AVE
Twn/City:	SAUGUS
St/Prov:	MA Cntry
Postal:	01906

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 2 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
901	COMMASS		43560		SQUARE FE	PRIME SITE		0	4.75	1.586	R1									328,073						328,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	147,400		1.000	328,100	475,500
Total Card		147,400	1.000	328,100	475,500
Total Parcel		147,400	1.000	328,100	475,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		265.35	/Parcel: 265.35

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

08/20/07
Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	901	FV	142,700	0	1.	313,600	456,300	456,300	Create Final value 2019	6/4/2019
2018	901	FV	142,700	0	1.	313,600	456,300	456,300	Year End Roll	9/28/2017
2017	901	FV	139,600	0	1.	313,600	453,200	453,200	Year End Roll	9/29/2016
2016	901	FV	139,600	0	1.	304,600	444,200	444,200	Year End Roll	1/14/2016
2015	901	FV	133,400	0	1.	241,700	375,100	375,100	Year End	10/2/2014
2014	901	FV	131,900	0	1.	232,100	364,000	364,000	Year End Roll	1/23/2014
2013	901	FV	128,800	0	1.15	234,400	363,200	363,200	Year End Roll	10/25/2012
2012	901	FV	128,800	0	1.15	213,100	341,900	341,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CIAMPA VINCENT	53101-24		6/30/2009	INVOLVED GOV	514248	No	No	
CIAMPA VINCENT	48383-501		10/27/2006	FAMILY		1	No	No
CIAMPA VINCENT	42728-129		5/7/2004	CONVENIENC		1	No	No
CIAMPA VINCENT	42728-113		5/7/2004	CONVENIENC		1	No	No
CIAMPA VINCENT	35094-343		3/21/2002	CONVENIENC		1	No	No
CONROY, GRACE W	17633-73		12/4/1986		160000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes
	ORDER OF TAKING-AWARD MONEY

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/17/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	60	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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:		Rating:	

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		31.8%

CALC SUMMARY

Basic \$ / SQ:	82.00
Size Adj.:	1.08482146
Const Adj.:	0.99970198
Adj \$ / SQ:	88.929
Other Features:	29304
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	216119
Depreciation:	68726
Depreciated Total:	147393

COMMENTS

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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	8	BR	2	Bath	2	HB

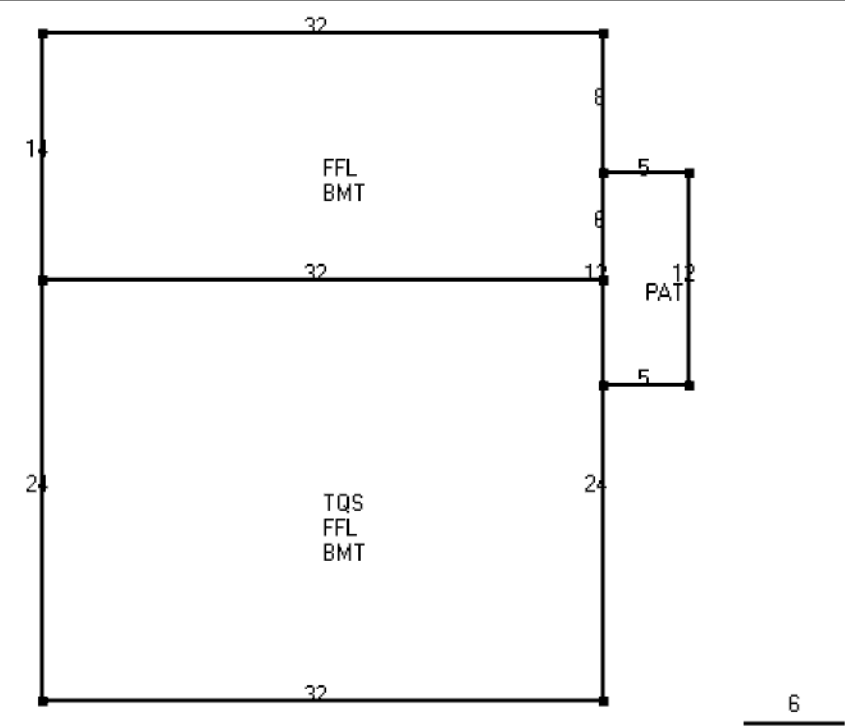
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	1
Totals			
1	8	2	1

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,216	22.230	27,034	
FFL	1ST FLOOR	1,216	88.930	108,137	
TQS	3/4 STORY	576	88.930	51,223	
PAT	PATIO	60	7.000	420	
Net Sketched Area:		3,068	Total:	186,814	
Size Ad	1792	Gross Area	3260	FinArea	1792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	

More: N	Total Yard Items:	Total Special Features:	Total:
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IMAGE



AssessPro Patriot Properties, Inc