



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		OLD CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	MCLEAN HOSPITAL CORPORATION
Owner 2:	ATTN: DAVID LAGASSE
Owner 3:	
Street 1:	115 MILL STREET
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: Y
Postal:	02178 Type:

PREVIOUS OWNER

Owner 1:	COOPER - NANCY BARNES
Owner 2:	COOPER - JOHN R
Street 1:	5 OLD CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1804

NARRATIVE DESCRIPTION

This Parcel contains 2.7 ACRES of land mainly classified as CHARITY with a(n) CONTEMPORARY Building Built about 1970, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 8 Baths, 2 HalfBaths, 0 3/4 Baths, 11 Rooms, and 8 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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	4.75	0.750	R1			LOCATIO	-25					285,000						285,000	
905	CHARITY		0.743		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									22,290						22,300	
905	CHARITY		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									720						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	918,000	8,600	2.700	308,000	1,234,600	3070	0
							GIS Ref
							GIS Ref
							Insp Date
							06/11/12
Total Card		918,000	8,600	2.700	308,000	1,234,600	Entered Lot Size
Total Parcel		918,000	8,600	2.700	308,000	1,234,600	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		166.97	/Parcel:	166.97	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	905	FV	891,400	8600	2.7	277,200	1,177,200	1,177,200	Create Final value 2019	6/4/2019
2018	905	FV	891,400	8600	2.7	277,200	1,177,200	1,177,200	Year End Roll	9/28/2017
2017	905	FV	877,600	8600	2.7	277,200	1,163,400	1,163,400	Year End Roll	9/29/2016
2016	905	FV	857,900	8600	2.7	270,000	1,136,500	1,136,500	Year End Roll	1/14/2016
2015	905	FV	837,500	8600	2.7	219,000	1,065,100	1,065,100	Year End	10/2/2014
2014	905	FV	782,900	8600	2.7	238,000	1,029,500	1,029,500	Year End Roll	1/23/2014
2013	101	FV	769,300	8600	2.64	285,200	1,063,100	1,063,100	Year End Roll	10/25/2012
2012	101	FV	551,900	8600	2.64	210,100	770,600	770,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COOPER ,NANCY B	56229-426		1/5/2011	BANKRUPTCY	1079000	No	No			SEE BANKRUPTCY COURT BK 56229
COOPER NANCY BA	51706-397		9/22/2008	FAMILY		1	No	No		
COOPER JOHN RIC	30122-529		4/26/1999	CONVENIENC		1	No	No		
STEINSKY, RUDOL	26750-544		10/16/1996	OTHER	557500	No	No			DISTRESS LIQUIDATION
BARRY TAYLOR	20440-389		3/22/1990		372000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2013	5399	TEMPORAR		C				install temp fence
1/10/2012	4964	RENOVATI	8,000	C				duct work for bath
9/15/2011	4855	RENOVATI	265,000	C	1/19/2012			reno to dwelling;i
5/22/1997	1190	ROOF	15,000	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2012	MEAS+INSPCTD	25	D ERSKINE
8/13/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	ENTRY DENIED	613	
3/17/1998	MEAS/EXT INS	602	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

