

**Town Of Lincoln**



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FARGO AMANDA
Owner 2:	
Owner 3:	
Street 1:	12 OLD CAMBRIDGE TURNPIKE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	CALITRI - LEON K
Owner 2:	CALITRI - MARY KD
Street 1:	PO BOX 81
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1900

**NARRATIVE DESCRIPTION**

This Parcel contains 2.29 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1808, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	4.75	0.750	R1			LOCATIO	-25					285,000						285,000	
101	ONE FAM		0.343		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									10,290						10,300	
101	ONE FAM		0.11		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									660						700	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	281,000	800	2.290	296,000	577,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 207.47						/Parcel: 207.47	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	274,000	5300	2.29	265,200	544,500	544,500	Create Final value 2019	6/4/2019
2018	101	FV	274,000	5300	2.29	265,200	544,500	544,500	Year End Roll	9/28/2017
2017	101	FV	271,700	5300	2.29	265,200	542,200	542,200	Year End Roll	9/29/2016
2016	101	FV	269,400	5300	2.29	258,000	532,700	532,700	Year End Roll	1/14/2016
2015	101	FV	253,100	5300	2.29	207,000	465,400	465,400	Year End	10/2/2014
2014	101	FV	241,600	5300	2.29	226,000	472,900	472,900	Year End Roll	1/23/2014
2013	101	FV	234,600	5300	2.29	275,000	514,900	514,900	Year End Roll	10/25/2012
2012	101	FV	234,600	5300	2.29	217,800	457,700	457,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CALITRI,LEON K	69875-304		9/1/2017		575000	No	No			
RICHARD S. LEE	14567-66		3/23/1982		115000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/13/2018	7029	SHED	4,000	C				Install a Reeds Fe

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/16/2019	PERMIT VISIT	623	M Larson
9/21/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
11/15/2002	M&L EXTERIOR	615	
9/18/2001	M&L COMPLETE	613	
1/20/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

