

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

1979!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN ESTATES LLC
Owner 2:	
Owner 3:	
Street 1:	64 LESLIE RD
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry Own Occ: Y
Postal:	02451 Type:

PREVIOUS OWNER

Owner 1:	ROBBINS GERALDINE -
Owner 2:	-
Street 1:	C/O JEAN R BROWN
Twn/City:	ROCKPORT
St/Prov:	MA Cntry
Postal:	01966

NARRATIVE DESCRIPTION

This Parcel contains 1.04 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1936, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45302		SQUARE FE	PRIME SITE		0	4.75	1.383	R1			LOCATIO	-10					297,500						297,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	120,300	6,300	1.040	297,500	424,100
Total Card		120,300	6,300	1.040	297,500
Total Parcel		120,300	6,300	1.040	297,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		296.99	/Parcel: 296.99

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	101	FV	116,700	6300	1.04	268,600	391,600	391,600	Create Final value 2019	6/4/2019
2018	101	FV	116,700	6300	1.04	268,600	391,600	391,600	Year End Roll	9/28/2017
2017	101	FV	114,300	6300	1.04	268,600	389,200	389,200	Year End Roll	9/29/2016
2016	101	FV	114,300	6300	1.04	260,900	381,500	381,500	Year End Roll	1/14/2016
2015	101	FV	109,600	6300	1.04	207,000	322,900	322,900	Year End	10/2/2014
2014	101	FV	108,400	6300	1.04	210,400	325,100	325,100	Year End Roll	1/23/2014
2013	101	FV	78,700	6300	1.04	229,600	314,600	314,600	Year End Roll	10/25/2012
2012	101	FV	78,700	6300	1.04	130,900	215,900	215,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBBINS GERALDI	51469-396		7/22/2008	CHD>SALE	285000	No	No			At time of 2008 sale, house has mol
	6019-136		4/19/1936		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/9/2009	4133	RENOVATI	40,000	C	8/20/2009			Misc. repairs incl
8/17/2000	2055	SHED		C	6/12/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2010	MEAS/EXT INS	25	D ERSKINE
3/3/2009	MEAS+INSPCTD	100	
8/5/2008	MEAS/EXT INS	25	D ERSKINE
9/26/2001	M&L COMPLETE	613	
6/12/2001	MEAS/EXT INS	615	
2/15/1996	MEAS+INSPCTD	606	

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

Total AC/HA:	1.03999	Total SF/SM:	45301.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	297,500	SpI Credit		Total:	297,500
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