



PROPERTY LOCATION

No	Alt No	Direction/Street/City
300		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	CROMWELL DARREN M
Owner 2:	CROMWELL SUSAN M
Owner 3:	
Street 1:	300 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2304 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .48 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		20908		SQUARE FE	PRIME SITE		0	4.75	1.162	R1			USE	-61					115,360						115,400	affordable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	84,500		0.480	115,400	199,900
Total Card	84,500		0.480	115,400	199,900
Total Parcel	84,500		0.480	115,400	199,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	101.76	/Parcel:	101.76

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	79,400	0	.48	110,300	189,700	189,700	Create Final value 2019	6/4/2019
2018	101	FV	79,400	0	.48	110,300	189,700	189,700	Year End Roll	9/28/2017
2017	101	FV	77,100	0	.48	110,300	187,400	187,400	Year End Roll	9/29/2016
2016	101	FV	75,600	0	.48	107,100	182,700	182,700	Year End Roll	1/14/2016
2015	101	FV	74,900	0	.48	85,000	159,900	159,900	Year End	10/2/2014
2014	101	FV	69,700	0	.48	81,600	151,300	151,300	Year End Roll	1/23/2014
2013	101	FV	68,200	0	.48	205,500	273,700	273,700	Year End Roll	10/25/2012
2012	101	FV	69,700	0	.48	97,100	166,800	166,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAIRVIEW REALTY	24842-508		9/8/1994	CHANGE IN US	100000	Yes	No			AFFORDABLE HOUSING
COMM OF MASS	24317-392		3/1/1994	INVOLVED GOV	215000	Yes	No			8 LOTS SOLD
	12198-575		12/31/1940		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/15/1996	1001-96	MANUAL	300	C	6/7/1997			SLD DOOR
10/14/1994	597-94	FENCE		C	8/18/1995			
9/1/1994	557-94	ADDITION	4,000	C	8/29/1995			
4/11/1994	445	NEW HOME	165,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
9/21/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L COMPLETE	615	
6/7/1997	MEAS/EXT INS	602	
5/20/1996	MEAS+INSPCTD	606	
1/19/1996	ENTRY DENIED	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

