



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DARRIGO BROS CO OF MASS -
Owner 2:	-
Street 1:	105 NE PRODUCE CTR
Twn/City:	CHELSEA
St/Prov:	MA Cntry
Postal:	02150

NARRATIVE DESCRIPTION

This Parcel contains 23. ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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	UNDEV	0.2	0	4.75	0.200	R1									76,000						76,000	Wetland
905	CHARITY		1.613		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									9,678						9,700	Wetland
905	CHARITY		19.55		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									117,300						117,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
905			23.000	203,000	203,000	3509	0			
Total Card							23.000	203,000	203,000	Entered Lot Size
Total Parcel							23.000	203,000	203,000	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A			/Parcel: N/A		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		0	23.	199,600	199,600	199,600	Create Final value 2019	6/4/2019
2018	905	FV		0	23.	199,600	199,600	199,600	Year End Roll	9/28/2017
2017	905	FV		0	23.	199,600	199,600	199,600	Year End Roll	9/29/2016
2016	905	FV		0	23.	197,600	197,600	197,600	Year End Roll	1/14/2016
2015	905	FV		0	23.	183,000	183,000	183,000	Year End	10/2/2014
2014	905	FV		0	23.	180,800	180,800	180,800	Year End Roll	1/23/2014
2013	905	FV		0	24.2	187,000	187,000	187,000	Year End Roll	10/25/2012
2012	905	FV		0	24.2	198,200	198,200	198,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DARRIGO BROS CO	30230-100		5/28/1999	INVOLV CHARI		1	Yes	No		
	7815-242		10/19/1951			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

