



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	CITY OF CAMBRIDGE
Owner 2:	
Owner 3:	
Street 1:	250 FRESH POND PARKWAY
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: N
Postal:	02138 Type:

PREVIOUS OWNER

Owner 1:	STANKARD TR - JEAN C
Owner 2:	-
Street 1:	5 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 54.35 ACRES of land mainly classified as MUNICPL

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
903	MUNICPL		54.35		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									326,100						326,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			54.350	326,100	326,100	8/2010 See plan 413 of 2010 - Divides 91-7-3	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Insp Date
							02/22/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	903	FV		0	54.35	326,100	326,100	326,100	Create Final value 2019	6/4/2019
2018	903	FV		0	54.35	326,100	326,100	326,100	Year End Roll	9/28/2017
2017	903	FV		0	54.35	326,100	326,100	326,100	Year End Roll	9/29/2016
2016	132	FV		0	54.35	326,100	326,100	326,100	Year End Roll	1/14/2016
2015	132	FV		0	54.35	326,100	326,100	326,100	Year End	10/2/2014
2014	132	FV		0	54.35	326,100	326,100	326,100	Year End Roll	1/23/2014
2013	132	FV		0	54.35	326,100	326,100	326,100	Year End Roll	10/25/2012
2012	132	FV		0	54.35	326,100	326,100	326,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STANKARD TR, JEA	66566-490		12/21/2015	INVOLVED GOV	210000	No	No			
	10640-96		9/19/1964	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/17/1997	1119-97	WDK	8,000	C	6/24/1997			
7/23/1996	1007-96	MANUAL	7,000	C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2011	MEAS+INSPCTD	618	G BOURGAULT
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS/EXT INS	602	
6/24/1997	MEAS/EXT INS	602	
12/7/1995	MEAS+INSPCTD	607	
10/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	54.35000	Total SF/SM:	2367486.00	Parcel LUC:	903 MUNICPL	Prime NB Desc:	RES CAT 3	Total:	326,100	Spl Credit:		Total:	326,100
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