



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMM OF MASS
Owner 2:	DEPT OF HIGHWAYS
Owner 3:	
Street 1:	10 PARK PLAZA RM 6160
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	LEGER NORMAN H -
Owner 2:	LEGER MARY F -
Street 1:	16 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as COMMASS with a(n) CONVENT NL Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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
901	COMMASS		65340.4		SQUARE FE	PRIME SITE		0	5.5	1.157	R1									415,812						415,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	264,300	1,200	1.500	415,800	681,300
Total Card	264,300	1,200	1.500	415,800	681,300
Total Parcel	264,300	1,200	1.500	415,800	681,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		253.46	/Parcel: 253.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	901	FV	245,700	1200	1.5	359,100	606,000	606,000	Year End Roll	9/26/2019
2019	901	FV	250,400	1200	1.5	343,200	594,800	594,800	Create Final value 2019	6/4/2019
2018	901	FV	250,400	1200	1.5	343,200	594,800	594,800	Year End Roll	9/28/2017
2017	901	FV	238,800	1200	1.5	343,200	583,200	583,200	Year End Roll	9/29/2016
2016	901	FV	234,200	1200	1.5	333,400	568,800	568,800	Year End Roll	1/14/2016
2015	901	FV	224,900	1200	1.5	264,600	490,700	490,700	Year End	10/2/2014
2014	901	FV	222,600	1200	1.5	254,000	477,800	477,800	Year End Roll	1/23/2014
2013	901	FV	217,900	1200	1.76	260,700	479,800	479,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEGER NORMAN H,	53101-18		6/30/2009	INVOLVED GOV	575411	No	No			ORDER OF TAKING-AWARD MONEY
LEGER TRUSTEE,	26392-548		6/11/1996	CONVENIENC		1	No	No		
	10393-380		10/19/1963			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2008	MEAS/EXT INS	25	D ERSKINE
1/16/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA / /

USER DEFINED

Prior Id # 1:	14 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/22/20	15:43:31

LAST REV

Date	Time
04/25/13	10:12:42

apro
758

