



Patriot Properties Inc.

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	167,500		1.000	379,900	547,400
Total Card			1.000	379,900	547,400
Total Parcel			1.000	379,900	547,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		305.47	/Parcel: 305.47

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

08/20/07
Insp Date

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: N
Postal: 02116 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	901	FV	147,400	0	1.	328,100	475,500	475,500	Year End Roll	9/26/2019
2019	901	FV	142,700	0	1.	313,600	456,300	456,300	Create Final value 2019	6/4/2019
2018	901	FV	142,700	0	1.	313,600	456,300	456,300	Year End Roll	9/28/2017
2017	901	FV	139,600	0	1.	313,600	453,200	453,200	Year End Roll	9/29/2016
2016	901	FV	139,600	0	1.	304,600	444,200	444,200	Year End Roll	1/14/2016
2015	901	FV	133,400	0	1.	241,700	375,100	375,100	Year End	10/2/2014
2014	901	FV	131,900	0	1.	232,100	364,000	364,000	Year End Roll	1/23/2014
2013	901	FV	128,800	0	1.15	234,400	363,200	363,200	Year End Roll	10/25/2012

Parcel ID 111 27 0

PREVIOUS OWNER

Owner 1: CIAMPA VINCENT P -
Owner 2: -
Street 1: 34 ELMWOOD AVE
Twn/City: SAUGUS
St/Prov: MA Cntry
Postal: 01906 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CIAMPA VINCENT	53101-24		6/30/2009	INVOLVED GOV	514248	No	No			ORDER OF TAKING-AWARD MONEY
CIAMPA VINCENT	48383-501		10/27/2006	FAMILY		1	No	No		
CIAMPA VINCENT	42728-129		5/7/2004	CONVENIENC		1	No	No		
CIAMPA VINCENT	42728-113		5/7/2004	CONVENIENC		1	No	No		
CIAMPA VINCENT	35094-343		3/21/2002	CONVENIENC		1	No	No		
CONROY, GRACE W	17633-73		12/4/1986		160000	No	No			

PAT ACCT.

apro	764
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NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/17/1996	MEAS+INSPCTD	606	

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

Sign: VERIFICATION OF VISIT NOT DATA

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		43560		SQUARE FE	PRIME SITE		0	5.5	1.586	R1									379,874						379,900	

Total AC/HA: 1.00000	Total SF/SM: 43560.00	Parcel LUC: 901	COMMASS	Prime NB Desc	RES CAT 1	Total:	379,874	SpI Credit	Total:	379,900
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