



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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: N
Postal:	02116	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901			2.900	118,900	118,900
Total Card			2.900	118,900	118,900
Total Parcel			2.900	118,900	118,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS OWNER

Owner 1: GORMAN EVAN -	
Owner 2: -	
Street 1: 1 CAMBRIDGE TP	
Twn/City: LINCOLN	
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	901	FV		0	2.9	103,300	103,300	103,300	Year End Roll	10/15/2020
2020	901	FV		0	2.9	89,200	89,200	89,200	Year End Roll	9/26/2019
2019	901	FV		0	2.9	85,300	85,300	85,300	Create Final value 2019	6/4/2019
2018	901	FV		0	2.9	85,300	85,300	85,300	Year End Roll	9/28/2017
2017	901	FV		0	2.9	85,300	85,300	85,300	Year End Roll	9/29/2016
2016	901	FV		0	2.9	82,800	82,800	82,800	Year End Roll	1/14/2016
2015	901	FV		0	2.9	65,700	65,700	65,700	Year End	10/2/2014
2014	901	FV		0	2.9	63,100	63,100	63,100	Year End Roll	1/23/2014

Parcel ID 111 13 0

NARRATIVE DESCRIPTION

This Parcel contains 2.9 ACRES of land mainly classified as COMMASS

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GORMAN EVAN,	53101-33		6/30/2009	INVOLVED GOV	354,421	No	No			ORDER OF TAKING-AWARD MONEY
WALKER STEVEN J	34782-545		2/8/2002	OTHER	125,000	Yes	No			Partially in Concord
CROSBY ROSE	20009-337		8/15/1989			No	No			

PAT ACCT.

754	apro	03/26/13	13:55:00
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U		
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		126324		SQUARE FE	UNDEV	0.2	0	6.33	0.149	R1									118,874						118,900	Unbuildable

Total AC/HA:	2.90000	Total SF/SM:	126324.01	Parcel LUC:	901	COMMASS	Prime NB Desc	RES CAT 1	Total:	118,874	SpI Credit	Total:	118,900
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