



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		CAMBRIDGE TP, LINCOLN
Unit #:		
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	165,200	3,100	0.830	423,100	591,400
Total Card 165,200 3,100 0.830 423,100 591,400					
Total Parcel 165,200 3,100 0.830 423,100 591,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 338.25		/Parcel: 338.25	

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

Insp Date	06/28/03
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OWNERSHIP

Owner 1: TSANG VINCENT -
Owner 2: -
Street 1: 20 CAMBRIDGE TP
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: N
Postal: 01773-1807

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	901	FV	155,900	3100	.83	367,700	526,700	526,700	Year End Roll	10/15/2020
2020	901	FV	140,600	3100	.83	317,500	461,200	461,200	Year End Roll	9/26/2019
2019	901	FV	137,100	3100	.83	303,500	443,700	443,700	Create Final value 2019	6/4/2019
2018	901	FV	137,100	3100	.83	303,500	443,700	443,700	Year End Roll	9/28/2017
2017	901	FV	134,800	3100	.83	303,500	441,400	441,400	Year End Roll	9/29/2016
2016	901	FV	134,800	3100	.83	294,800	432,700	432,700	Year End Roll	1/14/2016
2015	901	FV	130,100	3100	.83	234,000	367,200	367,200	Year End	10/2/2014
2014	901	FV	128,900	3100	.83	224,600	356,600	356,600	Year End Roll	1/23/2014

Parcel ID 111 23 0

PRINT

Date	Time
09/30/21	18:02:38

LAST REV

Date	Time
04/23/13	15:12:34

NARRATIVE DESCRIPTION

This Parcel contains .83 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1949, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TSANG VINCENT,	53101-21		6/30/2009	INVOLVED GOV	536,977	No	No			ORDER OF TAKING-AWARD MONEY
MIDLAND MARINE	24927-52		10/17/1994		145,000	No	No			
PIPPEN G WESLEY	23069-394		4/13/1993	BANKRUPTCY	110,000	No	No			

PAT ACCT.

apro	760
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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. Descip	Comment
7/21/2008	3996	ROOF		C				reshingle dwelling
8/14/2002	2564	GARAGE	28,000	C	6/28/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2003	MEAS/EXT INS	615	
11/15/2002	M&L COMPLETE	615	
5/30/1996	MEAS+INSPCTD	606	
1/20/1996	ENTRY DENIED	606	
7/11/1995	MEAS/EXT INS	600	
9/1/1992	INSPECTED	601	

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
901	COMMASS		36154.8		SQUARE FE	PRIME SITE		0	6.33	1.849	R1									423,138						423,100	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.83000	Total SF/SM: 36154.80	Parcel LUC: 901	COMMASS	Prime NB Desc	RES CAT 1	Total: 423,138	Spl Credit	Total: 423,100
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