



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 24 | | 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: | PINO FRANK J - |
| Owner 2: | - |
| Street 1: | 24 CAMBRIDGE TP |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1807 |

NARRATIVE DESCRIPTION

This Parcel contains .59 ACRES of land mainly classified as COMMASS with a(n) BUNGALOW Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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: | | | | Topo | | |
| D | | | | Street | 1 | PAVED |
| s | | | | 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 | | 25699.4 | | SQUARE FE | PRIME SITE | | 0 | 6.33 | 2.479 | R1 | | | | | | | | | 403,283 | | | | | | 403,300 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.58998 | Total SF/SM: | 25699.53 | Parcel LUC: | 901 | COMMASS | Prime NB Desc | RES CAT 1 | Total: | 403,283 | Spl Credit | Total: | 403,300 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|------------|--------------------------------|------------|-------------|-------------------|-----------|
| 901 | 139,800 | | 0.590 | 403,300 | 543,100 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | Total Value per SQ unit /Card: | | 260.68 | /Parcel: | 260.68 |
| | | | | | | Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 901 | FV | 121,900 | 0 | .59 | 350,400 | 472,300 | 472,300 | Year End Roll | 10/15/2020 |
| 2020 | 901 | FV | 117,100 | 0 | .59 | 302,600 | 419,700 | 419,700 | Year End Roll | 9/26/2019 |
| 2019 | 901 | FV | 117,100 | 0 | .59 | 289,200 | 406,300 | 406,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 901 | FV | 117,100 | 0 | .59 | 289,200 | 406,300 | 406,300 | Year End Roll | 9/28/2017 |
| 2017 | 901 | FV | 109,900 | 0 | .59 | 289,200 | 399,100 | 399,100 | Year End Roll | 9/29/2016 |
| 2016 | 901 | FV | 108,700 | 0 | .59 | 281,000 | 389,700 | 389,700 | Year End Roll | 1/14/2016 |
| 2015 | 901 | FV | 106,300 | 0 | .59 | 223,000 | 329,300 | 329,300 | Year End | 10/2/2014 |
| 2014 | 901 | FV | 101,500 | 0 | .59 | 214,100 | 315,600 | 315,600 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|------------------------------|
| PINO FRANK J, | 53101-4 | | 6/30/2009 | INVOLVED GOV | 384,210 | No | No | | | ORDER OF TAKING-AWARD AMOUNT |
| | 13436-216 | | 5/8/1978 | | 15,000 | No | No | | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------|
| 4/22/2006 | MEAS/EXT INS | 615 | |
| 5/9/1996 | MEAS+INSPCTD | 606 | |
| 1/18/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 14 5 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 |
|----------|----------|
| 09/30/21 | 18:02:46 |

LAST REV

| Date | Time |
|----------|----------|
| 04/25/13 | 10:59:02 |

apro
761

