



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN
<b>OWNERSHIP</b>		
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	Cnty: _____	Own Occ: Y
Postal: 02116 Type: _____		

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901			3.500	117,600	117,600
<b>Total Card</b>			3.500	117,600	117,600
<b>Total Parcel</b>			3.500	117,600	117,600
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

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

**PREVIOUS OWNER**

Owner 1: PINO FRANK J -		
Owner 2: -		
Street 1: 24 CAMBRIDGE TP		
Twn/City: LINCOLN		
St/Prov: MA	Cnty: _____	
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		0	3.5	104,300	104,300	104,300	Year End Roll	10/15/2020
2020	901	FV		0	3.5	92,300	92,300	92,300	Year End Roll	9/26/2019
2019	901	FV		0	3.5	88,900	88,900	88,900	Create Final value 2019	6/4/2019
2018	901	FV		0	3.5	88,900	88,900	88,900	Year End Roll	9/28/2017
2017	901	FV		0	3.5	88,900	88,900	88,900	Year End Roll	9/29/2016
2016	901	FV		0	3.5	86,900	86,900	86,900	Year End Roll	1/14/2016
2015	901	FV		0	3.5	72,300	72,300	72,300	Year End	10/2/2014
2014	901	FV		0	3.5	70,100	70,100	70,100	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PINO FRANK J,	53101-4		6/30/2009	INVOLVED GOV	384,210	No	No	
PINO BEVERLY	13436-216		5/8/1978	FAMILY		No	No	

**NARRATIVE DESCRIPTION**

This Parcel contains 3.5 ACRES of land mainly classified as COMMASS

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

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		80000		SQUARE FE	UNDEV	0.2	0	6.33	0.200	R1									101,280						101,300	Unbuildable
901	COMMASS		0.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									7,890						7,900	UNDEV
901	COMMASS		1.4		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									8,400						8,400	Wetland

Total AC/HA: 3.49955	Total SF/SM: 152440.41	Parcel LUC: 901	COMMASS	Prime NB Desc	RES CAT 1	Total:	117,570	Spl Credit	Total:	117,600
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