



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
30		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:	SCHUDY ROBERT B -
Owner 2:	-
Street 1:	30 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

**NARRATIVE DESCRIPTION**

This Parcel contains .9 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1948, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
901	COMMASS		39203		SQUARE FE	PRIME SITE		0	6.33	1.728	R1									428,926						428,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	132,600	200	0.900	428,900	561,700
Total Card		132,600	200	0.900	428,900
Total Parcel		132,600	200	0.900	428,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 342.92		/Parcel: 342.92	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/20/07

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	901	FV	123,800	200	.9	372,700	496,700	496,700	Year End Roll	10/15/2020
2020	901	FV	109,300	200	.9	321,900	431,400	431,400	Year End Roll	9/26/2019
2019	901	FV	106,000	200	.9	307,600	413,800	413,800	Create Final value 2019	6/4/2019
2018	901	FV	106,000	200	.9	307,600	413,800	413,800	Year End Roll	9/28/2017
2017	901	FV	103,800	200	.9	307,600	411,600	411,600	Year End Roll	9/29/2016
2016	901	FV	103,800	200	.9	298,800	402,800	402,800	Year End Roll	1/14/2016
2015	901	FV	99,300	200	.9	237,200	336,700	336,700	Year End	10/2/2014
2014	901	FV	98,200	200	.9	227,700	326,100	326,100	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHUDY ROBERT B	53101-1		6/30/2009	INVOLVED GOV	523,724	No	No			ORDER OF TAKING-AWARD AMOUNT
SCHUDY ROBERT B	30110-358		4/23/1999	CONVENIENC	1	No	No			
MURPHY, DANIEL	14716-102		9/1/1982		63,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/15/1998	1525	ROOF		C	3/24/1999			3/24/99 0%

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/20/2007	MEAS/EXT INS	617	D HASCHIG
3/24/1999	MEAS/EXT INS	602	
1/16/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**EXTERIOR INFORMATION**

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C	- AVERAGE	
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	P		
Heat Fuel:	1	- OIL	
Heat Type:	5	- STEAM	
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	6X8	A	AV	1970	15.00	T	70	901			200			200

More:	N
Total Yard Items:	200
Total Special Features:	
Total:	200

**BATH FEATURES**

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

**DEPRECIATION**

Phys Cond:	FR	- Fair	47.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			47.4%

**CALC SUMMARY**

Basic \$ / SQ:	103.00
Size Adj.:	1.11630034
Const Adj.:	1.00979996
Adj \$ / SQ:	116.106
Other Features:	30500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	252170
Depreciation:	119529
Depreciated Total:	132641

**COMMENTS**

--

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB:	1				

**REMODELING**

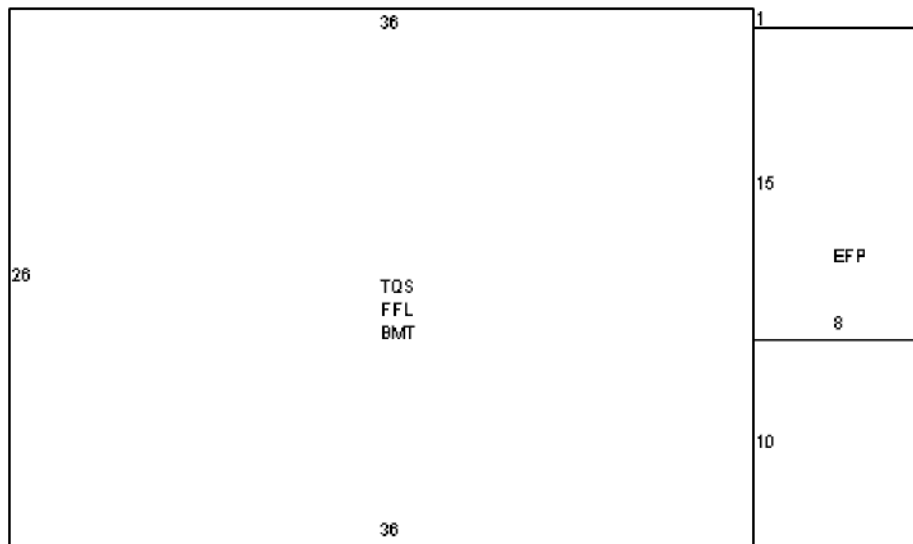
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	936	29.030	27,169	
FFL	1ST FLOOR	936	116.110	108,675	
TQS	3/4 STORY	702	116.110	81,506	
EFP	ENCL PORCH	120	36.000	4,320	
Net Sketched Area:		2,694	Total:	221,670	
Size Ad	1638	Gross Area	2928	FinArea	1638

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

AUG 22 2007