



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN
<b>OWNERSHIP</b>		
Unit #: _____		
Owner 1: CHEN TR CHING CHIH		
Owner 2: _____		
Owner 3: DR CHING-CHIH CHEN REVOC TR		
Street 1: 1400 COMMONWEALTH AVE		
Street 2: _____		
Twn/City: WEST NEWTON		
St/Prov:	MA	Cntry: _____ Own Occ: N
Postal:	02164	Type: _____

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
130			4.500	659,900	659,900
Total Card			4.500	659,900	659,900
Total Parcel			4.500	659,900	659,900
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

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

Insp Date	04/21/95
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**PREVIOUS OWNER**

Owner 1:	CHEN SOW HSIN -
Owner 2:	CHEN CHING CHIH -
Street 1:	1400 COMMONWEALTH AVE
Twn/City:	WEST NEWTON
St/Prov:	MA Cntry: _____
Postal:	02164

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	130	FV		0	4.5	579,900	579,900	579,900	Year End Roll	10/15/2020
2020	130	FV		0	4.5	460,900	460,900	460,900	Year End Roll	9/26/2019
2019	130	FV		0	4.5	423,700	423,700	423,700	Create Final value 2019	6/4/2019
2018	130	FV		0	4.5	423,700	423,700	423,700	Year End Roll	9/28/2017
2017	130	FV		0	4.5	413,700	413,700	413,700	Year End Roll	9/29/2016
2016	130	FV		0	4.5	413,700	413,700	413,700	Year End Roll	1/14/2016
2015	130	FV		0	4.5	362,700	362,700	362,700	Year End	10/2/2014
2014	130	FV		0	4.5	369,800	369,800	369,800	Year End Roll	1/23/2014

Parcel ID 112 11 0

**NARRATIVE DESCRIPTION**

This Parcel contains 4.5 ACRES of land mainly classified as LAND

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CHEN SOW HSIN,	51274-520		6/6/2008	FAMILY	100	No	No	
OWEN CARLETON W	13375-699		1/17/1978		24,500	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**PRINT**

Date	Time
09/30/21	18:05:33

**LAST REV**

Date	Time
08/11/21	11:04:20

**USER DEFINED**

Prior Id # 1:	15 2 2
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:	

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/21/1995	INSPECTED	600	

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	7.25	1.000	R2									580,000						580,000	
130	LAND		2.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									79,890						79,900	

Total AC/HA:	4.49955	Total SF/SM:	196000.39	Parcel LUC:	130 LAND	Prime NB Desc	RES CAT 2	Total:	659,890	Spl Credit		Total:	659,900
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