



PROPERTY LOCATION

No	Alt No	Direction/Street/City
300		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1: JONES CLAYTON
Owner 2: JONES MEGAN
Owner 3:
Street 1: 300 CAMBRIDGE TP
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: N
Postal: 01773-2304 Type:

PREVIOUS OWNER

Owner 1: CROMWELL - DARREN M
Owner 2: CROMWELL - SUSAN M
Street 1: 300 CAMBRIDGE TP
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-2304

NARRATIVE DESCRIPTION

This Parcel contains .48 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

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
101	ONE FAM		20908		SQUARE FE	PRIME SITE		0	6.33	1.162	R1			USE	-61					153,732						153,700	affordable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	140,200		0.480	153,700	293,900
Total Card	140,200		0.480	153,700	293,900
Total Parcel	140,200		0.480	153,700	293,900
Source: Market Adj Cost	Total Value per SQ unit /Card: 149.61		/Parcel: 149.61		

Legal Description	User Acct
Entered Lot Size	
Total Land:	
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	101	FV	85,200	0	.48	133,600	218,800	218,800	Year End Roll	10/15/2020
2020	101	FV	84,500	0	.48	115,400	199,900	199,900	Year End Roll	9/26/2019
2019	101	FV	79,400	0	.48	110,300	189,700	189,700	Create Final value 2019	6/4/2019
2018	101	FV	79,400	0	.48	110,300	189,700	189,700	Year End Roll	9/28/2017
2017	101	FV	77,100	0	.48	110,300	187,400	187,400	Year End Roll	9/29/2016
2016	101	FV	75,600	0	.48	107,100	182,700	182,700	Year End Roll	1/14/2016
2015	101	FV	74,900	0	.48	85,000	159,900	159,900	Year End	10/2/2014
2014	101	FV	69,700	0	.48	81,600	151,300	151,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CROMWELL,DARREN	75070-522		7/8/2020	SALE RESTRIC	311,300	No	No			Sale on 7/8/2020 includes Affordabl
FAIRVIEW REALTY	24842-508		9/8/1994	CHANGE IN US	100,000	Yes	No			AFFORDABLE HOUSING
COMM OF MASS	24317-392		3/1/1994	INVOLVED GOV	215,000	Yes	No			8 LOTS SOLD
	12198-575		12/31/1940			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/25/2021	R-21-0142	MANUAL	3,000	C				Weatherization/air
7/15/1996	1001-96	MANUAL	300	C	6/7/1997			SLD DOOR
10/14/1994	597-94	FENCE		C	8/18/1995			
9/1/1994	557-94	ADDITION	4,000	C	8/29/1995			
4/11/1994	445	NEW HOME	165,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
9/21/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L COMPLETE	615	
6/7/1997	MEAS/EXT INS	602	
5/20/1996	MEAS+INSPCTD	606	
1/19/1996	ENTRY DENIED	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1995	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:	3	- HARDWOOD	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# 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

DEPRECIATION

Phys Cond:	AV	- Average	14.	%
Functional:				%
Economic:				%
Special:	OR	- OVERRID	40.	%
Override:				%
Total:			48.64	%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	1.05542123
Const Adj.:	0.99000001
Adj \$ / SQ:	107.621
Other Features:	37500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	273034
Depreciation:	132804
Depreciated Total:	140230

More: N

BATH FEATURES

Full Bath:	2	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:		Rating:	

CONDO INFORMATION

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

REMODELING

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

131 1 0

COMMENTS

U/F FLR IN 18X22 FFL AREA AFFORDABLE HOUSING .

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	RM	S	8	BR	S	4	Bath	S	2	HB	S	1

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	8	4	

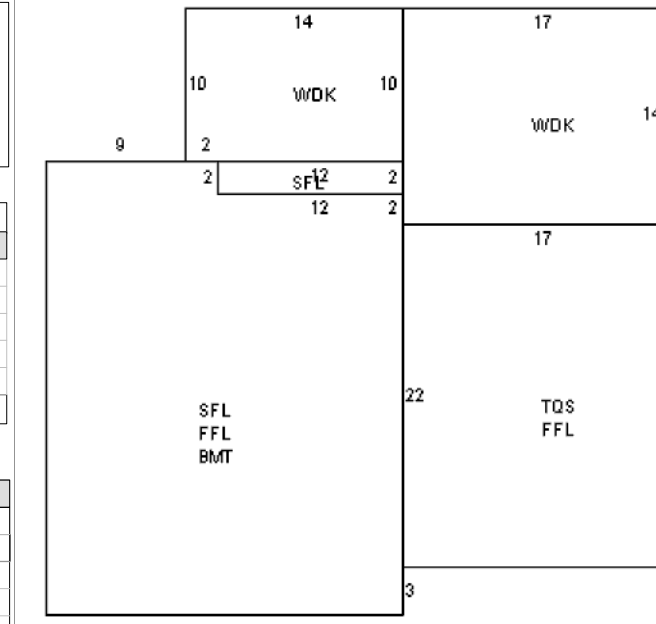
RES BREAKDOWN

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,017	107.620	109,451	
SFL	2ND FLOOR	667	107.620	71,783	
BMT	BASEMENT	643	26.910	17,300	
WDK	WOOD DECK	378	18.020	6,812	
TQS	3/4 STORY	281	107.620	30,188	
Net Sketched Area:	2,986	Total:	235,534		
Size Ad	1964.5	Gross Area	3079	FinArea	1965

PARCEL ID

131 1 0

SKETCH



Sum Area By Label :
 TQS = 374
 FFL = 1017
 WDK = 378
 SFL = 667
 BMT = 643

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,017	107.620	109,451	
SFL	2ND FLOOR	667	107.620	71,783	
BMT	BASEMENT	643	26.910	17,300	
WDK	WOOD DECK	378	18.020	6,812	
TQS	3/4 STORY	281	107.620	30,188	
Net Sketched Area:	2,986	Total:	235,534		
Size Ad	1964.5	Gross Area	3079	FinArea	1965

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE AssessPro Patriot Properties, Inc

