



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
296		CAMBRIDGE TP, LINCOLN
Unit #:		
Owner 1: SCOTTI REGINA M		
Owner 2:		
Owner 3:		
Street 1: 296 CAMBRIDGE TPKE		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2315	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	169,300		0.920	430,600	599,900
Total Card 169,300 0.920 430,600 599,900					
Total Parcel 169,300 0.920 430,600 599,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 212.99		/Parcel: 212.99	

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

Insp Date	07/19/18
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**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	159,100	0	.92	374,100	533,200	533,200	Year End Roll	10/15/2020
2020	101	FV	142,500	0	.92	323,100	465,600	465,600	Year End Roll	9/26/2019
2019	101	FV	128,100	0	.92	308,800	436,900	436,900	Create Final value 2019	6/4/2019
2018	101	FV	128,100	0	.92	308,800	436,900	436,900	Year End Roll	9/28/2017
2017	101	FV	125,700	0	.92	308,800	434,500	434,500	Year End Roll	9/29/2016
2016	101	FV	125,700	0	.92	300,000	425,700	425,700	Year End Roll	1/14/2016
2015	101	FV	121,000	0	.92	238,100	359,100	359,100	Year End	10/2/2014
2014	101	FV	119,800	0	.92	228,600	348,400	348,400	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GEORGE MACLEOD	17690-404		12/19/1986		207,000	No	No	

**PAT ACCT.**

Assoc PCL Value	Notes

**NARRATIVE DESCRIPTION**  
 This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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:						
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
7/19/2018	MEAS/EXT INS	622	K Cuoco
9/21/2009	MEAS+INSPCTD	25	D ERSKINE
11/23/2002	M&L EXTERIOR	615	
1/20/1996	ENTRY DENIED	606	
4/27/1994	FIELDREV CHG	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
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	6.33	1.697	R1									430,582						430,600	

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total: 430,582	Spl Credit	Total: 430,600
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