



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SONKUSALE SAMEER R
Owner 2:	PATEL KALYANI
Owner 3:	
Street 1:	256 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	TSENG - CHING-I
Owner 2:	HUA - HSIAOPING
Street 1:	256 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2002, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.33	1.000	R1									506,400						506,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	655,200		1.837	506,400	1,161,600	682
Total Card		655,200	1.837	506,400	1,161,600	Entered Lot Size
Total Parcel		655,200	1.837	506,400	1,161,600	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 310.42		/Parcel: 310.42		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	591,500	0	1.837	440,000	1,031,500	1,031,500	Year End Roll	10/15/2020
2020	101	FV	586,400	0	1.837	380,000	966,400	966,400	Year End Roll	9/26/2019
2019	101	FV	543,700	0	1.837	363,200	906,900	906,900	Create Final value 2019	6/4/2019
2018	101	FV	543,700	0	1.837	363,200	906,900	906,900	Year End Roll	9/28/2017
2017	101	FV	547,200	0	1.837	363,200	910,400	910,400	Year End Roll	9/29/2016
2016	101	FV	529,100	0	1.837	352,800	881,900	881,900	Year End Roll	1/14/2016
2015	101	FV	524,000	0	1.837	280,000	804,000	804,000	Year End	10/2/2014
2014	101	FV	488,400	0	1.837	268,800	757,200	757,200	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TSENG,CHING-I	67000-391		3/29/2016		860,000	No	No			
LITCHFIELD COMP	36045-381		8/8/2002		930,000	No	No			
HOBBS BROOK FAR	33103-185		6/21/2001		285,000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/22/2020	R-20-0012	MANUAL	62,200	C	6/9/2020			Repair family room
12/13/2017	6938	SOLAR PA	14,400	C				Install solar pane
6/11/2001	2268	NEW HOME	379,000	C	5/10/2003			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
7/19/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
5/10/2003	MEAS+INSPCTD	615	

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

**USER DEFINED**

Prior Id # 1:	34 11 1
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:	

**PRINT**

Date	Time
09/30/21	22:25:32

**LAST REV**

Date	Time
07/08/21	12:53:36
apro	
2651	

