



PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		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: N
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	RUHOTINA AVDIJA -
Owner 2:	RUHOTINA EMIRA -
Street 1:	18 CAMBRIDGE TURNPIKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		56627.4		SQUARE FE	PRIME SITE		0	7.	1.289	R1									510,918						510,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	136,300	2,900	1.300	510,900	650,100
Total Card	136,300	2,900	1.300	510,900	650,100
Total Parcel	136,300	2,900	1.300	510,900	650,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		640.49	/Parcel: 640.49

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
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
2022	901	FV	105,200	2900	1.3	462,000	570,100	570,100	Year End Roll	10/19/2021
2021	901	FV	98,800	2900	1.3	401,400	503,100	503,100	Year End Roll	10/15/2020
2020	901	FV	88,600	2900	1.3	346,700	438,200	438,200	Year End Roll	9/26/2019
2019	901	FV	86,200	2900	1.3	331,400	420,500	420,500	Create Final value 2019	6/4/2019
2018	901	FV	86,200	2900	1.3	331,400	420,500	420,500	Year End Roll	9/28/2017
2017	901	FV	84,600	2900	1.3	331,400	418,900	418,900	Year End Roll	9/29/2016
2016	901	FV	84,600	2900	1.3	321,900	409,400	409,400	Year End Roll	1/14/2016
2015	901	FV	81,500	2900	1.3	255,500	339,900	339,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
RUHOTINA AVDIJA	53100-598		6/30/2009	INVOLVED GOV		No	No	
DANCONA ILANA,	47049-116		3/2/2006	FAMILY	175,000	No	No	
PARIS, JUDITH	19593-439		1/13/1989		164,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2006	3537	MANUAL	5,000	C				Roofing,siding & r

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2008	MEAS/EXT INS	25	D ERSKINE
1/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

