

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

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:

PREVIOUS OWNER

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

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

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		40075		SQUARE FE	PRIME SITE		0	7.	1.697	R1									476,157						476,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	204,400		0.920	476,200	680,600
Total Card		204,400	0.920	476,200	680,600
Total Parcel		204,400	0.920	476,200	680,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 241.65		/Parcel: 241.65	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	169,300	0	.92	430,600	599,900	599,900	Year End Roll	10/19/2021
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

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	

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

**EXTERIOR INFORMATION**

Type:	5 - CAPE
Sty Ht:	1H - 1H
(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- - AVG. (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	5 - LINO/VINYL 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# 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

More: N	Total Yard Items:	Total Special Features:	Total:
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**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	FR - Fair	43.1%
Functional:		
Economic:		
Special:		
Override:		
Total:	43.1%	

**CALC SUMMARY**

Basic \$ / SQ:	124.00
Size Adj.:	1.08259428
Const Adj.:	0.99495000
Adj \$ / SQ:	133.564
Other Features:	48000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	359167
Depreciation:	154801
Depreciated Total:	204366

**COMMENTS**

ROLLING TOPO IN REAR 2 DRIVEWAYS HVY TRAFFIC AREA; apt 296B in bmt..

**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:	9	BR	S:	3	Bath	S:	2	HB		

**REMODELING**

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

**RES BREAKDOWN**

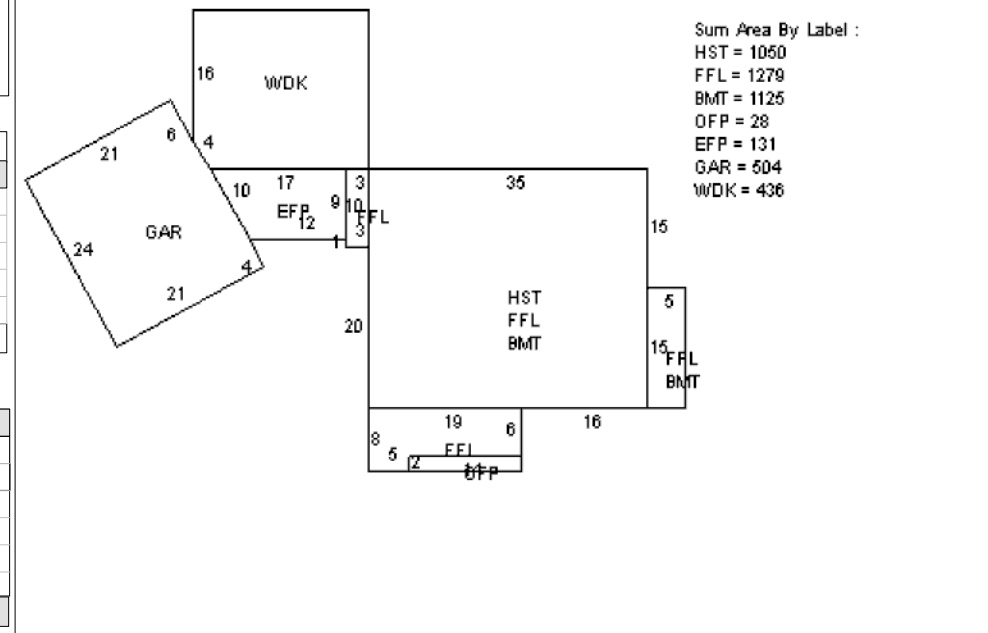
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

132 21 0
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,279	133.560	170,828	
BMT	BASEMENT	1,125	78.470	88,277	
HST	HALF STORY	525	133.560	70,121	
GAR	GARAGE	504	36.000	18,144	
WDK	WOOD DECK	436	17.520	7,638	
EFP	ENCL PORCH	131	36.000	4,716	
OFP	OPEN PORCH	28	15.000	420	
Net Sketched Area:		4,028	Total:	360,144	
Size Ad	1804	Gross Area	4553	FinArea	2817

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	0

**IMAGE**

AssessPro Patriot Properties, Inc