

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PANETTA TR FRANK J
Owner 2:	PAUL R PANETTA IRREVOCABLE TRS
Owner 3:	
Street 1:	279 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2314 Type:

PREVIOUS OWNER

Owner 1:	PANETTA - PAUL
Owner 2:	-
Street 1:	279 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2314

NARRATIVE DESCRIPTION

This Parcel contains 2.797 ACRES of land mainly classified as 013 with a(n) CAPE Building Built about 1960, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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	2	ABV ST
s				Street	1	PAVED
t				Traffic	5	HEAVY

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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R1									560,000	325	25				560,000	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									5,760						5,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	323,500	11,600	2.337	425,800	760,900	Book-Page 80010-138 Deed transferred ownership from Paul Panetta to Frank Panetta, Trustee of Paul Panetta Irrevocable Trust. Book-Page 80010-131 Deed transferred ownership t
325			0.459	140,000	140,000	
Total Card	323,500	11,600	2.797	565,800	900,900	Entered Lot Size
Total Parcel	349,900	12,500	2.797	565,800	928,200	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:		359.50	/Parcel:	282.47
				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	013	FV	302,300	16700	2.797	512,200	831,200	831,200	Year End Roll	10/19/2021
2021	013	FV	288,200	16700	2.797	445,800	750,700	750,700	Year End Roll	10/15/2020
2020	013	FV	257,100	16700	2.797	385,800	659,600	659,600	Year End Roll	9/26/2019
2019	013	FV	249,000	16700	2.797	369,000	634,700	634,700	Create Final value 2019	6/4/2019
2018	013	FV	249,000	16700	2.797	369,000	634,700	634,700	Year End Roll	9/28/2017
2017	013	FV	242,800	16700	2.797	369,000	628,500	628,500	Year End Roll	9/29/2016
2016	013	FV	242,300	16700	2.797	358,600	617,600	617,600	Year End Roll	1/14/2016
2015	013	FV	231,800	16700	2.797	285,800	534,300	534,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANETTA,PAUL	80010-139		4/21/2022	CONVENIENC	10	No	No			
PANETTA TR,THER	80010-131		4/21/2022	CONVENIENC	10	No	No			
PANETTA THERESA	31013-31		12/29/1999	CONVENIENC	250,000	No	No			
PANETTA FRANK	20285-378		12/26/1989	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/5/2011	4676	SHED	7,200	C				Construct 10x24 sh
6/25/2003	2721	SIGN		C				
7/18/1994	528-94	POOL	8,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS/EXT INS	622	K Cuoco
10/8/2013	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS/EXT INS	615	
9/15/2001	M&L COMPLETE	613	
1/18/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	
8/16/1994	MEAS/EXT INS	185	

Sign: VERIFICATION OF VISIT NOT DATA

