



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PANETTA TR PAUL
Owner 2:	
Owner 3:	279 CAMBRIDGE TP REALTY TRUST
Street 1:	283 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PANETTA FRANK -
Owner 2:	F PANETTA TRUST NO 1 -
Street 1:	283 CAMBRIDGE TPKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 14.1 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1965, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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 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	7.	1.000	R1									560,000						560,000	
101	ONE FAM		1.553		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									46,590						46,600	
101	ONE FAM		10.71		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									64,260						64,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	307,100	6,400	14.100	670,900	984,400	719.00	0
						GIS Ref	
						GIS Ref	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 559.32						/Parcel: 559.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	256,900	6400	14.1	617,300	880,600	880,600	Year End Roll	10/19/2021
2021	101	FV	237,600	6400	14.1	550,900	794,900	794,900	Year End Roll	10/15/2020
2020	101	FV	235,200	6400	14.1	490,900	732,500	732,500	Year End Roll	9/26/2019
2019	101	FV	211,300	6400	14.1	474,100	691,800	691,800	Create Final value 2019	6/4/2019
2018	101	FV	211,300	6400	14.1	474,100	691,800	691,800	Year End Roll	9/28/2017
2017	101	FV	208,900	6400	14.1	474,100	689,400	689,400	Year End Roll	9/29/2016
2016	101	FV	206,600	6400	14.1	463,700	676,700	676,700	Year End Roll	1/14/2016
2015	101	FV	201,800	6400	14.1	390,900	599,100	599,100	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANETTA FRANK,	31013-102		12/29/1999	FAMILY	225,000	No	No			
PAGE ROAD FARM,	20286-530		12/26/1989	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/1/2008	3904	MANUAL	4,895	C				handicapped ramp
5/28/1996	960-96	RENO-ADD	30,000	C	6/12/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	ENTRY DENIED	622	K Cuoco
8/13/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	613	
6/12/1997	MEAS+INSPCTD	602	
1/18/1996	MEAS+INSPCTD	606	
10/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	8 - BRICK VEN 50%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:			
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
4	GARAGE/L	D	Y	1	1148	A	FR	1965	28.00	T	80	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Features:		Total:	6,400
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.2%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	1.09090912
Const Adj.:	1.04039991
Adj \$ / SQ:	133.928
Other Features:	29000
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	357931
Depreciation:	50826
Depreciated Total:	307105

COMMENTS

STAND + GREENHOUSE ON 33-19 AS OF 1989.
INC 33-21-1 .06 AC .

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:	4	BR:	1	Bath:	1	HB					

REMODELING

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

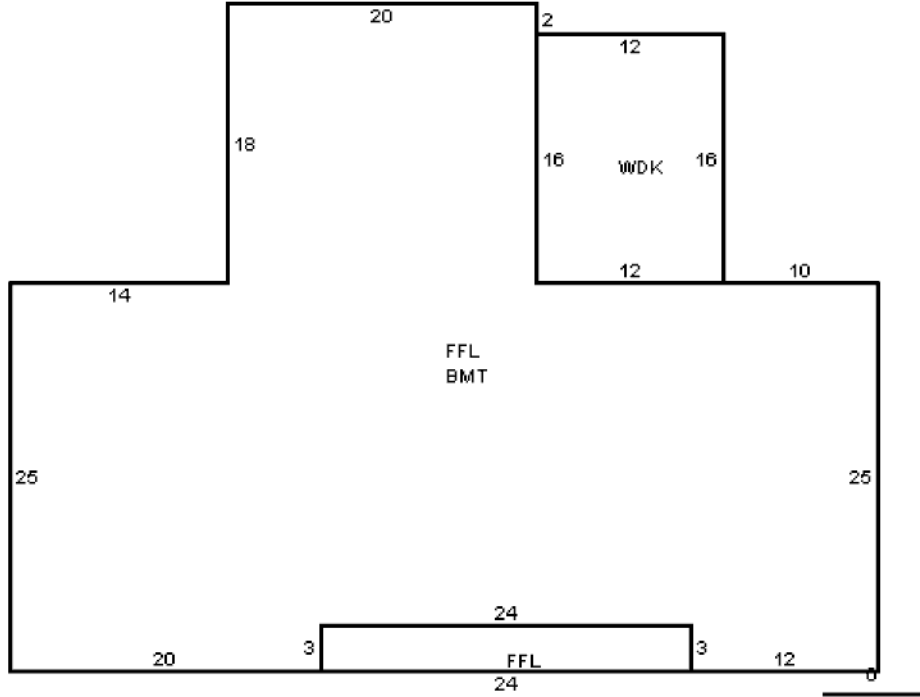
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	1
Totals			
1	4	1	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	729852.4017
Juris. Factor:		Before Depr:		147.32
Special Features:	0	Val/Su Net:		84.37
Final Total:	307100	Val/Su SzAd:		174.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,760	133.930	235,713	
BMT	BASEMENT	1,688	33.480	56,518	
WDK	WOOD DECK	192	21.670	4,161	
Net Sketched Area:		3,640	Total:	296,392	
Size Ad	1760	Gross Area	3640	FinArea	1760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 132 27 0