



PROPERTY LOCATION

No	Alt No	Direction/Street/City
276		CAMBRIDGE TP, LINCOLN
Unit #:		
Owner 1: APRILLE JR THOMAS J		
Owner 2:		
Owner 3:		
Street 1: 276 CAMBRIDGE TURNPIKE		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 01773	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	172,700		0.900	474,300	647,000	3005
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 634.31						/Parcel: 634.31

User Acct
0
GIS Ref
GIS Ref
Insp Date
10/15/15

OWNERSHIP

Owner 1: APRILLE THOMAS J -
Owner 2: APRILLE AMELIA J -
Street 1: PO BOX 701
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-0701

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	155,700	0	.9	428,900	584,600	584,600	Year End Roll	10/19/2021
2021	101	FV	146,500	0	.9	372,700	519,200	519,200	Year End Roll	10/15/2020
2020	101	FV	131,600	0	.9	321,900	453,500	453,500	Year End Roll	9/26/2019
2019	101	FV	128,200	0	.9	307,600	435,800	435,800	Create Final value 2019	6/4/2019
2018	101	FV	128,200	0	.9	307,600	435,800	435,800	Year End Roll	9/28/2017
2017	101	FV	125,900	0	.9	307,600	433,500	433,500	Year End Roll	9/29/2016
2016	101	FV	125,900	0	.9	298,800	424,700	424,700	Year End Roll	1/14/2016
2015	101	FV	133,800	0	.9	237,200	371,000	371,000	Year End	10/2/2014

PRINT

Date	Time
10/18/22	18:52:28

LAST REV

Date	Time
08/13/19	15:22:59

blakeley
1156

USER DEFINED

Prior Id # 1:	33 5 0
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:	

PREVIOUS OWNER

Owner 1: APRILLE THOMAS J -
Owner 2: APRILLE AMELIA J -
Street 1: PO BOX 701
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-0701

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
APRILLE THOMAS	31604-126		7/12/2000	CONVENIENC		1	No	No		
	10672-456		10/1/1964				No	No		

NARRATIVE DESCRIPTION
 This Parcel contains .9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily WOOD SHING 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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/1/1998	1370	GARAGE	20,000	C	6/2/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2015	MEAS+INSPCTD	618	G BOURGAULT
9/21/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L COMPLETE	615	
5/26/1999	MEAS/EXT INS	602	
6/2/1998	MEAS/EXT INS	602	
1/15/1996	ENTRY DENIED	606	

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

Sign: VERIFICATION OF VISIT NOT DATA

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
101	ONE FAM		39204		SQUARE FE	PRIME SITE		0	7.	1.728	R1									474,328						474,300	

Total AC/HA: 0.90000	Total SF/SM: 39204.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total: 474,328	Spl Credit	Total: 474,300
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EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	1H	-	1H
(Liv) Units:	1	Total:	1
Foundation:	2	-	CONC BLOCK
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C	-	AVERAGE
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD			
Prim Int Wal:	2	-	PLASTER	
Sec Int Wall:	1	-	DRYWALL	50%
Partition:	T	-	TYPICAL	
Prim Floors:	3	-	HARDWOOD	
Sec Floors:	7	-	BELOW AV	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:	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:	FAIR
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	-	Average	33.0%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				33.5%

CALC SUMMARY

Basic \$ / SQ:	124.00
Size Adj.:	1.24504948
Const Adj.:	0.99000001
Adj \$ / SQ:	152.842
Other Features:	28400
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	259678
Depreciation:	86992
Depreciated Total:	172686

COMMENTS

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	Baths:	1	HB					

REMODELING

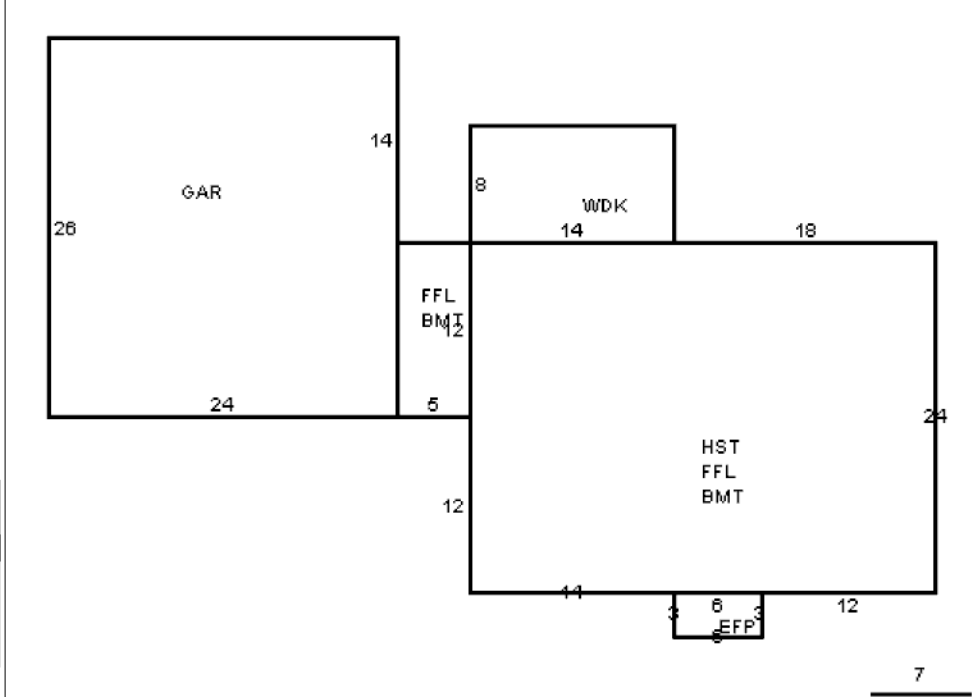
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	828	38.210	31,638	
FFL	1ST FLOOR	828	152.840	126,553	
GAR	GARAGE	624	36.000	22,464	
HST	HALF STORY	384	122.270	46,953	
WDK	WOOD DECK	112	26.970	3,021	
EFP	ENCL PORCH	18	36.000	648	
Net Sketched Area:		2,794	Total:	231,277	
Size Ad	1212	Gross Area	3178	FinArea	1020

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50	A	

IMAGE*AssessPro* Patriot Properties, Inc**PARCEL ID** 129 13 0