



PROPERTY LOCATION

No	Alt No	Direction/Street/City
256		CAMBRIDGE TP, LINCOLN
Unit #:		
Owner 1: SONKUSALE SAMEER R		
Owner 2: PATEL KALYANI		
Owner 3:		
Street 1: 256 CAMBRIDGE TP		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	723,700		1.837	560,000	1,283,700	682
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 343.05						/Parcel: 343.05

User Acct
0
GIS Ref
GIS Ref
Insp Date
07/19/18

PREVIOUS OWNER

Owner 1: TSENG - CHING-I
Owner 2: HUA - HSIAOPING
Street 1: 256 CAMBRIDGE TP
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	655,200	0	1.837	506,400	1,161,600	1,161,600	Year End Roll	10/19/2021
2021	101	FV	591,500	0	1.837	440,000	1,031,500	1,031,500	Year End Roll	10/15/2020
2020	101	FV	586,400	0	1.837	380,000	966,400	966,400	Year End Roll	9/26/2019
2019	101	FV	543,700	0	1.837	363,200	906,900	906,900	Create Final value 2019	6/4/2019
2018	101	FV	543,700	0	1.837	363,200	906,900	906,900	Year End Roll	9/28/2017
2017	101	FV	547,200	0	1.837	363,200	910,400	910,400	Year End Roll	9/29/2016
2016	101	FV	529,100	0	1.837	352,800	881,900	881,900	Year End Roll	1/14/2016
2015	101	FV	524,000	0	1.837	280,000	804,000	804,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TSENG,CHING-I	67000-391		3/29/2016		860,000	No	No			
LITCHFIELD COMP	36045-381		8/8/2002		930,000	No	No			
HOBBS BROOK FAR	33103-185		6/21/2001		285,000	Yes	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2002, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/22/2020	R-20-0012	MANUAL	62,200	C	6/9/2020			Repair family room
12/13/2017	6938	SOLAR PA	14,400	C				Install solar pane
6/11/2001	2268	NEW HOME	379,000	C	5/10/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
7/19/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
5/10/2003	MEAS+INSPCTD	615	

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						560,000	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.83655	Total SF/SM: 80000.12	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	560,000	Spl Credit	Total:	560,000
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