

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMM OF MASS
Owner 2:	DEPT OF HIGHWAYS
Owner 3:	
Street 1:	10 PARK PLAZA RM 6160
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	BRAINARD PATRICIA W -
Owner 2:	LONG SHEILA D -
Street 1:	8 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
901	COMMASS		60964.28		SQUARE FE	PRIME SITE		0	6.7	1.219	R1									497,738						497,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
901	261,200	4,500	1.400	497,700	763,400		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 433.75						/Parcel: 433.75	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	901	FV	227,100	4500	1.4	520,000	751,600	751,600	Year end	11/3/2022
2022	901	FV	204,100	5700	1.4	470,300	680,100	680,100	Year End Roll	10/19/2021
2021	901	FV	194,500	5700	1.4	408,600	608,800	608,800	Year End Roll	10/15/2020
2020	901	FV	172,900	5700	1.4	352,900	531,500	531,500	Year End Roll	9/26/2019
2019	901	FV	168,000	5700	1.4	337,300	511,000	511,000	Create Final value 2019	6/4/2019
2018	901	FV	168,000	5700	1.4	337,300	511,000	511,000	Year End Roll	9/28/2017
2017	901	FV	164,700	5700	1.4	337,300	507,700	507,700	Year End Roll	9/29/2016
2016	901	FV	164,700	5700	1.4	327,600	498,000	498,000	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAINARD PATRIC	53101-15		6/30/2009	INVOLVED GOV	557,036	No	No			ORDER OF TAKING-AWARD MONEY
BRAINARD PATRIC	28288-401		3/11/1998	CONVENIENC		1	No	No		
LEGER DAVID/GIN	22990-43		3/17/1993		199,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2006	3551	RENO-GAR	7,000	C	6/19/2007			reno gar (study/of
10/24/2006	3550	MANUAL		C				Install wood burni
3/28/2006	3380	RENOVATI	4,500	C	6/29/2006			Add a 3/4 bath on

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2007	MEAS/EXT INS	100	
6/29/2006	MEAS/EXT INS	50	
1/20/1996	ENTRY DENIED	606	
7/11/1995	MEAS/EXT INS	600	
7/5/1994	FIELDREV CHG	600	
9/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

