



PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		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:	LEGER NORMAN H -
Owner 2:	LEGER MARY F -
Street 1:	16 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as COMMASS with a(n) CONVENT NL Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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

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
901	COMMASS		65340.4		SQUARE FE	PRIME SITE		0	6.7	1.157	R1									506,534						506,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	325,800	1,200	1.500	506,500	833,500
Total Card	325,800	1,200	1.500	506,500	833,500
Total Parcel	325,800	1,200	1.500	506,500	833,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		310.08	/Parcel: 310.08

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	901	FV	323,500	1200	1.5	529,200	853,900	853,900	Year end	11/3/2022
2022	901	FV	286,800	1200	1.5	478,600	766,600	766,600	Year End Roll	10/19/2021
2021	901	FV	264,300	1200	1.5	415,800	681,300	681,300	Year End Roll	10/15/2020
2020	901	FV	245,700	1200	1.5	359,100	606,000	606,000	Year End Roll	9/26/2019
2019	901	FV	250,400	1200	1.5	343,200	594,800	594,800	Create Final value 2019	6/4/2019
2018	901	FV	250,400	1200	1.5	343,200	594,800	594,800	Year End Roll	9/28/2017
2017	901	FV	238,800	1200	1.5	343,200	583,200	583,200	Year End Roll	9/29/2016
2016	901	FV	234,200	1200	1.5	333,400	568,800	568,800	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEGER NORMAN H,	53101-18		6/30/2009	INVOLVED GOV	575,411	No	No			ORDER OF TAKING-AWARD MONEY
LEGER TRUSTEE,	26392-548		6/11/1996	CONVENIENC		1	No	No		
	10393-380		10/19/1963			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2008	MEAS/EXT INS	25	D ERSKINE
1/16/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PRINT
Date 09/13/23 **Time** 18:15:05
LAST REV
Date 04/25/13 **Time** 10:12:42
 apro
 758

USER DEFINED

Prior Id # 1:	14 2 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:	

