

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		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: N
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	RUHOTINA AVDIJA -
Owner 2:	RUHOTINA EMIRA -
Street 1:	18 CAMBRIDGE TURNPIKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
901	COMMASS		56627.4		SQUARE FE	PRIME SITE		0	6.7	1.289	R1									489,021						489,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	155,700	2,900	1.300	489,000	647,600
Total Card	155,700	2,900	1.300	489,000	647,600
Total Parcel	155,700	2,900	1.300	489,000	647,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		638.03	/Parcel: 638.03

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/13/08
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	901	FV	136,300	2900	1.3	510,900	650,100	650,100	Year end	11/3/2022
2022	901	FV	105,200	2900	1.3	462,000	570,100	570,100	Year End Roll	10/19/2021
2021	901	FV	98,800	2900	1.3	401,400	503,100	503,100	Year End Roll	10/15/2020
2020	901	FV	88,600	2900	1.3	346,700	438,200	438,200	Year End Roll	9/26/2019
2019	901	FV	86,200	2900	1.3	331,400	420,500	420,500	Create Final value 2019	6/4/2019
2018	901	FV	86,200	2900	1.3	331,400	420,500	420,500	Year End Roll	9/28/2017
2017	901	FV	84,600	2900	1.3	331,400	418,900	418,900	Year End Roll	9/29/2016
2016	901	FV	84,600	2900	1.3	321,900	409,400	409,400	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUHOTINA AVDIJA	53100-598		6/30/2009	INVOLVED GOV		No	No			Order of Taking-No award amount on
DANCONA ILANA,	47049-116		3/2/2006	FAMILY	175,000	No	No			
PARIS, JUDITH	19593-439		1/13/1989		164,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2006	3537	MANUAL	5,000	C				Roofing,siding & r

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2008	MEAS/EXT INS	25	D ERSKINE
1/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.29999	Total SF/SM:	56627.57	Parcel LUC:	901	COMMASS	Prime NB Desc	RES CAT 1	Total:	489,021	SpI Credit	Total:	489,000
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EXTERIOR INFORMATION

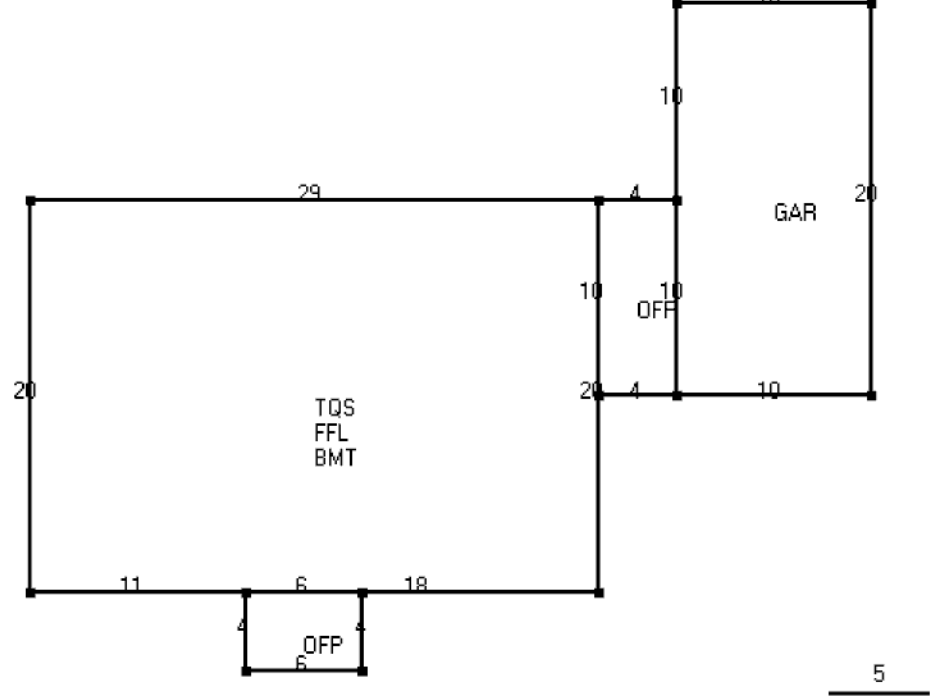
Type:	5 - CAPE	
Sty Ht:	1T - 1T	
(Liv) Units:	1	Total: 1
Foundation:	2 - CONC BLOCK	
Frame:	1 - WOOD	
Prime Wall:	1 - WOOD SHING	
Sec Wall:		
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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:	5	BR:	2	Bath:	2	HB:	

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

DEPRECIATION

Phys Cond:	FR - Fair	43.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		43.8%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

CALC SUMMARY

Basic \$ / SQ:	146.00
Size Adj.:	1.34113300
Const Adj.:	1.00979996
Adj \$ / SQ:	197.724
Other Features:	39500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	277020
Depreciation:	121335
Depreciated Total:	155685

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

WtAv\$/SQ:	AvRate:	Ind.Val	-220100.0000
Juris. Factor:	Before Depr:	197.72	
Special Features:	0	Val/Su Net:	83.75
Final Total:	155700	Val/Su SzAd:	153.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	580	49.430	28,670	
FFL	1ST FLOOR	580	197.720	114,680	
TQS	3/4 STORY	435	197.720	86,010	
GAR	GARAGE	200	36.000	7,200	
OFF	OPEN PORCH	64	15.000	960	
Net Sketched Area:		1,859	Total:	237,520	
Size Ad	1015	Gross Area	2004	FinArea	1015

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
3	GARAGE	D	Y	1	20	A	AV	1940	36.00	T	60	901			2,900			2,900

More: N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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IMAGE

AssessPro Patriot Properties, Inc

