



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		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:	TSANG VINCENT -
Owner 2:	-
Street 1:	20 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains .83 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1949, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		36154.8		SQUARE FE	PRIME SITE		0	6.7	1.849	R1									447,871						447,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	206,000	3,100	0.830	447,900	657,000
Total Card	206,000	3,100	0.830	447,900	657,000
Total Parcel	206,000	3,100	0.830	447,900	657,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		375.77	/Parcel: 375.77

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

GIS Ref
GIS Ref
Insp Date
06/28/03

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	901	FV	181,400	3100	.83	467,900	652,400	652,400	Year end	11/3/2022
2022	901	FV	165,200	3100	.83	423,100	591,400	591,400	Year End Roll	10/19/2021
2021	901	FV	155,900	3100	.83	367,700	526,700	526,700	Year End Roll	10/15/2020
2020	901	FV	140,600	3100	.83	317,500	461,200	461,200	Year End Roll	9/26/2019
2019	901	FV	137,100	3100	.83	303,500	443,700	443,700	Create Final value 2019	6/4/2019
2018	901	FV	137,100	3100	.83	303,500	443,700	443,700	Year End Roll	9/28/2017
2017	901	FV	134,800	3100	.83	303,500	441,400	441,400	Year End Roll	9/29/2016
2016	901	FV	134,800	3100	.83	294,800	432,700	432,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TSANG VINCENT,	53101-21		6/30/2009	INVOLVED GOV	536,977	No	No			ORDER OF TAKING-AWARD MONEY
MIDLAND MARINE	24927-52		10/17/1994		145,000	No	No			
PIPPEN G WESLEY	23069-394		4/13/1993	BANKRUPTCY	110,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/21/2008	3996	ROOF		C				reshingle dwelling
8/14/2002	2564	GARAGE	28,000	C	6/28/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2003	MEAS/EXT INS	615	
11/15/2002	M&L COMPLETE	615	
5/30/1996	MEAS+INSPCTD	606	
1/20/1996	ENTRY DENIED	606	
7/11/1995	MEAS/EXT INS	600	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

