



PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		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:	PINO FRANK J -
Owner 2:	-
Street 1:	24 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains .59 ACRES of land mainly classified as COMMASS with a(n) BUNGALOW Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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		25699.4		SQUARE FE	PRIME SITE		0	6.7	2.479	R1									426,856						426,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	209,800		0.590	426,900	636,700
Total Card	209,800		0.590	426,900	636,700
Total Parcel	209,800		0.590	426,900	636,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		305.61	/Parcel: 305.61

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

GIS Ref
GIS Ref
Insp Date
04/22/06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	901	FV	186,500	0	.59	446,000	632,500	632,500	Year end	11/3/2022
2022	901	FV	139,800	0	.59	403,300	543,100	543,100	Year End Roll	10/19/2021
2021	901	FV	121,900	0	.59	350,400	472,300	472,300	Year End Roll	10/15/2020
2020	901	FV	117,100	0	.59	302,600	419,700	419,700	Year End Roll	9/26/2019
2019	901	FV	117,100	0	.59	289,200	406,300	406,300	Create Final value 2019	6/4/2019
2018	901	FV	117,100	0	.59	289,200	406,300	406,300	Year End Roll	9/28/2017
2017	901	FV	109,900	0	.59	289,200	399,100	399,100	Year End Roll	9/29/2016
2016	901	FV	108,700	0	.59	281,000	389,700	389,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PINO FRANK J,	53101-4		6/30/2009	INVOLVED GOV	384,210	No	No			ORDER OF TAKING-AWARD AMOUNT
	13436-216		5/8/1978		15,000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2006	MEAS/EXT INS	615	
5/9/1996	MEAS+INSPCTD	606	
1/18/1996	MEAS/EXT INS	606	

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

EXTERIOR INFORMATION

Type:	2 - BUNGALOW
Sty Ht:	1A - 1A
(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:	

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	5 - LINO/VINYL 50%		
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

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	

More:	N	Total Yard Items:		Total Special Features:		Total:	
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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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.12406480
Const Adj.:	0.99495000
Adj \$ / SQ:	150.982
Other Features:	39500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	373356
Depreciation:	163530
Depreciated Total:	209826

COMMENTS

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												

REMODELING

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

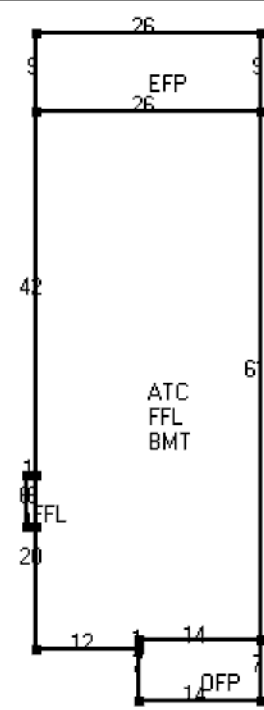
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	-193000.0000
Juris. Factor:		Before Depr:	132.86		
Special Features:	0	Val/Su Net:	52.28		
Final Total:	209800	Val/Su SzAd	130.80		

SKETCH

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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,604	150.980	242,176	
BMT	BASEMENT	1,598	37.750	60,317	
ATC	ATTIC	479	150.980	72,381	
EFP	ENCL PORCH	234	36.000	8,424	
OFP	OPEN PORCH	98	15.000	1,470	
Net Sketched Area:		4,013	Total:	384,768	
Size Ad	1604	Gross Area	5132	FinArea	2083

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc**PARCEL ID**

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