



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCOTTI REGINA M
Owner 2:	
Owner 3:	
Street 1:	296 CAMBRIDGE TPKE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2315 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	6.7	1.697	R1									455,751						455,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	233,600		0.920	455,800	689,400
Total Card		233,600	0.920	455,800	689,400
Total Parcel		233,600	0.920	455,800	689,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 244.77		/Parcel: 244.77	

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	101	FV	204,400	0	.92	476,200	680,600	680,600	Year end	11/3/2022
2022	101	FV	169,300	0	.92	430,600	599,900	599,900	Year End Roll	10/19/2021
2021	101	FV	159,100	0	.92	374,100	533,200	533,200	Year End Roll	10/15/2020
2020	101	FV	142,500	0	.92	323,100	465,600	465,600	Year End Roll	9/26/2019
2019	101	FV	128,100	0	.92	308,800	436,900	436,900	Create Final value 2019	6/4/2019
2018	101	FV	128,100	0	.92	308,800	436,900	436,900	Year End Roll	9/28/2017
2017	101	FV	125,700	0	.92	308,800	434,500	434,500	Year End Roll	9/29/2016
2016	101	FV	125,700	0	.92	300,000	425,700	425,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GEORGE MACLEOD	17690-404		12/19/1986		207,000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
9/21/2009	MEAS+INSPCTD	25	D ERSKINE
11/23/2002	M&L EXTERIOR	615	
1/20/1996	ENTRY DENIED	606	
4/27/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

