

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
283		CAMBRIDGE TP, LINCOLN
<b>OWNERSHIP</b>		
Unit#:		
Owner 1: PANETTA TR FRANK J		
Owner 2: PAUL R PANETTA IRREVOCABLE TRS		
Owner 3:		
Street 1: 283 CAMBRIDGE TP		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773-2314	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	374,200	11,600	2.337	407,800	793,600	
325			0.459	134,000	134,000	
<b>Total Card</b>		374,200	11,600	2,797	541,800	927,600
<b>Total Parcel</b>		400,600	12,500	2,797	541,800	954,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 370.15		/Parcel: 290.60		

Legal Description
Book-Page 80010-138 Deed transferred ownership from Paul Panetta to Frank Panetta, Trustee of Paul Panetta Irrevocable Trust. Book-Page 80010-131 Deed transferred ownership t
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/26/18

**PREVIOUS OWNER**

Owner 1: PANETTA - PAUL
Owner 2: -
Street 1: 279 CAMBRIDGE TP
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-2314

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	013	FV	349,900	12500	2.797	565,800	928,200	928,200	Year end	11/3/2022
2022	013	FV	302,300	16700	2.797	512,200	831,200	831,200	Year End Roll	10/19/2021
2021	013	FV	288,200	16700	2.797	445,800	750,700	750,700	Year End Roll	10/15/2020
2020	013	FV	257,100	16700	2.797	385,800	659,600	659,600	Year End Roll	9/26/2019
2019	013	FV	249,000	16700	2.797	369,000	634,700	634,700	Create Final value 2019	6/4/2019
2018	013	FV	249,000	16700	2.797	369,000	634,700	634,700	Year End Roll	9/28/2017
2017	013	FV	242,800	16700	2.797	369,000	628,500	628,500	Year End Roll	9/29/2016
2016	013	FV	242,300	16700	2.797	358,600	617,600	617,600	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PANETTA,PAUL	80010-139		4/21/2022	CONVENIENC	10	No	No	
PANETTA TR,THER	80010-131		4/21/2022	CONVENIENC	10	No	No	
PANETTA THERESA	31013-31		12/29/1999	CONVENIENC	250,000	No	No	
PANETTA FRANK	20285-378		12/26/1989	FAMILY		No	No	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.797 ACRES of land mainly classified as 013 with a(n) CAPE Building Built about 1960, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bd rms.

**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	2	ABV ST
s				Street	1	PAVED
t				Traffic	5	HEAVY

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/5/2011	4676	SHED	7,200	C				Construct 10x24 sh
6/25/2003	2721	SIGN		C				
7/18/1994	528-94	POOL	8,000	C	8/29/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/26/2018	MEAS/EXT INS	622	K Cuoco
10/8/2013	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS/EXT INS	615	
9/15/2001	M&L COMPLETE	613	
1/18/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	
8/16/1994	MEAS/EXT INS	185	

**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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.7	1.000	R1									536,000	325	25				536,000	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									5,760						5,800	Wetland

Total AC/HA: 2.79655	Total SF/SM: 121817.72	Parcel LUC: 013 013	Prime NB Desc: RES CAT 1	Total: 541,760	SpI Credit:	Total: 541,800
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**USER DEFINED**

Prior Id # 1:	33 19 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:	

PRINT

Date	Time
09/13/23	19:19:56

LAST REV

Date	Time
10/20/22	15:09:43
blakeley	
1145	

Sign:

VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	2
Foundation:	2	-	CONC BLOCK
Frame:	1	-	WOOD
Prime Wall:	8	-	BRICK VENR
Sec Wall:			
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**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:	1		
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:	100
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
2	SHED/FR	D	Y	1	12X20	F	PR	1960	13.50	T	85	101			500			500
11	POOL I-V	D	Y	1	512	A	AV	1995	18.00	T	60	101			3,700			3,700
3	GARAGE	D	Y	1	11X20	P	PR	1960	27.00	T	80	101			1,200			1,200
2	SHED/FR	D	Y	1	10x24	A	AV	2011	15.00	T	40	101			2,200			2,200
31	BARN	D	Y	1	8x20	A	AV	2003	35.00	T	28.5	101			4,000			4,000

**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:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
<b>Total:</b>		<b>31</b>	<b>%</b>

**CALC SUMMARY**

Basic \$ / SQ:	146.00
Size Adj.:	0.98942536
Const Adj.:	1.06028986
Adj \$ / SQ:	153.165
Other Features:	47377
Grade Factor:	1.10
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	542390
Depreciation:	168141
Depreciated Total:	374249

**COMMENTS**

GREENHOUSE PLANT STAND INCLUDES  
33-20.01 + 20.02 .

**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												
<b>Totals</b>	<b>RM:</b>	<b>7</b>	<b>BR:</b>	<b>3</b>	<b>Baths:</b>	<b>2</b>	<b>HB:</b>					

**REMODELING**

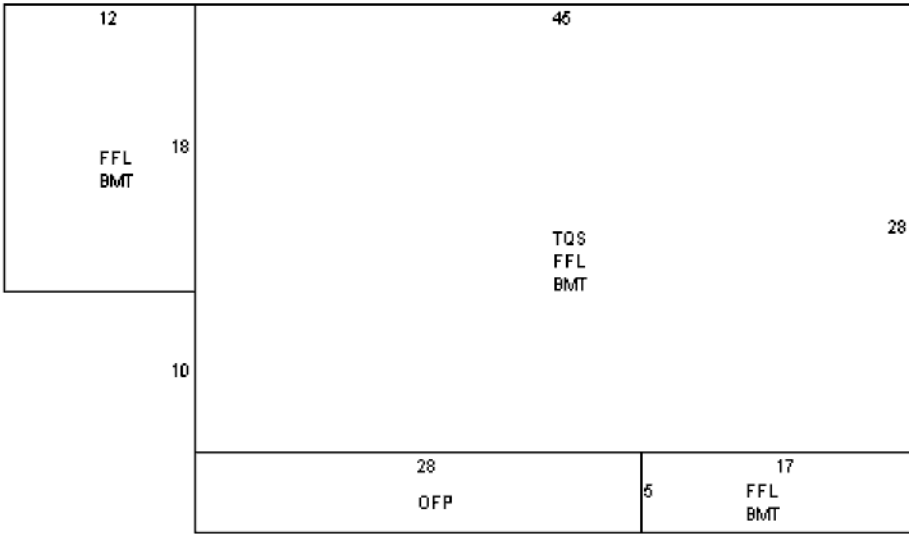
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	1
<b>Totals</b>			
1	7	3	

**COMPARABLE SALES**

Rate	Parcel ID	Type	Date	Sale Price
<b>WtAv\$/SQ:</b>	<b>AvRate:</b>	<b>Ind.Val</b>	<b>0.00000</b>	
<b>Juris. Factor:</b>	<b>Before Depr:</b>	<b>168.48</b>		
<b>Special Features:</b>	<b>0</b>	<b>Val/Su Net:</b>	<b>88.95</b>	
<b>Final Total:</b>	<b>374200</b>	<b>Val/Su SzAd</b>	<b>149.32</b>	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,561	38.290	59,773
FFL	1ST FLOOR	1,561	153.170	239,091
TQS	3/4 STORY	945	153.170	144,741
OPF	OPEN PORCH	140	15.000	2,100
<b>Net Sketched Area:</b>		<b>4,207</b>	<b>Total:</b>	<b>445,705</b>
<b>Size Ad</b>	<b>2506</b>	<b>Gross Area</b>	<b>4522</b>	<b>FinArea</b> <b>2506</b>

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

**AssessPro** Patriot Properties, Inc