



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
274		CAMBRIDGE TP, LINCOLN
Unit #:		
Owner 1: SABLE VIVEKANAND		
Owner 2: KITA MICHIKO		
Owner 3:		
Street 1: 274 CAMBRIDGE TP		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2313	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	214,500	4,500	0.930	456,600	675,600	3643
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 396.25						/Parcel: 396.25

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/08/16

**OWNERSHIP**

Owner 1: SABLE VIVEKANAND
Owner 2: KITA MICHIKO
Owner 3:
Street 1: 274 CAMBRIDGE TP
Street 2:
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-2313

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	195,500	4500	.93	477,100	677,100	677,100	Year end	11/3/2022
2022	101	FV	171,700	4500	.93	431,400	607,600	607,600	Year End Roll	10/19/2021
2021	101	FV	156,300	4500	.93	374,800	535,600	535,600	Year End Roll	10/15/2020
2020	101	FV	154,800	4500	.93	323,700	483,000	483,000	Year End Roll	9/26/2019
2019	101	FV	139,500	4500	.93	309,400	453,400	453,400	Create Final value 2019	6/4/2019
2018	101	FV	139,500	4500	.93	309,400	453,400	453,400	Year End Roll	9/28/2017
2017	101	FV	138,000	8700	.93	309,400	456,100	456,100	Year End Roll	9/29/2016
2016	101	FV	136,500	8700	.93	300,600	445,800	445,800	Year End Roll	1/14/2016

**PRINT**

Date	Time
09/13/23	19:21:33

**LAST REV**

Date	Time
04/26/23	11:42:40

blakeley  
1155

**USER DEFINED**

Prior Id # 1:	33 4 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:	

**PREVIOUS OWNER**

Owner 1: SABLE - VIVEKANAND
Owner 2: -
Street 1: 274 CAMBRIDGE TP
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-2313

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SABLE,VIVEKANAN	74645-580		5/11/2020	FAMILY	100	No	No			
PELLETIER,JANE	63276-430		2/14/2014		440,000	No	No			
PANETTA ROSEMAR	52137-402		1/27/2009	CONVENIENC	1	No	No			
PANETTA ROSEMAR	46949-424		2/9/2006	FAMILY	99	No	No			
PANETTA ROSEMAR	31198-108		2/1/2000	FAMILY	99	No	No			
PANETTA JAMES J	31198-107		12/17/1999	FAMILY	100	No	No			
PANETTA ROSEMAR	28410-513		4/6/1998	CONVENIENC	99	No	No			DTH CERT 28410-511
FRANKLIN PANETT	8150-62		10/6/1953	FAMILY		No	No			

**NARRATIVE DESCRIPTION**

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/2/2022	R-22-0088	FINISH B	19,000	O	11/30/2022			Renovate existing
9/18/2019	R-19-0145	MANUAL	2,910	C				Install insulation
7/17/2017	6796	WINDOWS	5,650	C	9/28/2017			Reside garage & re
10/27/2011	4911	ROOF		C				re-roof dwelling o
3/16/1998	1357	RENOVATI	15,000	C	6/2/1998			KITCHEN 100% 7/1/9

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/8/2016	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
6/2/1998	MEAS/EXT INS	602	
1/15/1996	MEAS+INSPCTD	606	

**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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40510		SQUARE FE	PRIME SITE		0	6.7	1.682	R1									456,625						456,600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92998	Total SF/SM: 40509.93	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	456,625	Spl Credit	Total:	456,600
----------------------	-----------------------	-----------------	---------	---------------	-----------	--------	---------	------------	--------	---------

**EXTERIOR INFORMATION**

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	8 - BRICK VEN 10%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - AVERAGE		
Year Blt:	1953 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:	15 - CARPET 20%	
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
3	GARAGE	D	Y	1	576	A	FR	1965	36.00	T	80	101			4,100			4,100
2	SHED/FR	D	Y	1	8x12	A	AV	1965	15.00	T	70	101			400			400

More:	N	Total Yard Items:	4,500	Total Special Features:		Total:	4,500
-------	---	-------------------	-------	-------------------------	--	--------	-------

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	34.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		34.5%

**CALC SUMMARY**

Basic \$ / SQ:	131.00
Size Adj.:	1.10190618
Const Adj.:	1.02108002
Adj \$ / SQ:	147.393
Other Features:	31500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	327514
Depreciation:	112992
Depreciated Total:	214522

**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	RMs:	6	BRs:	3	Baths:	1	HB					

**REMODELING**

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

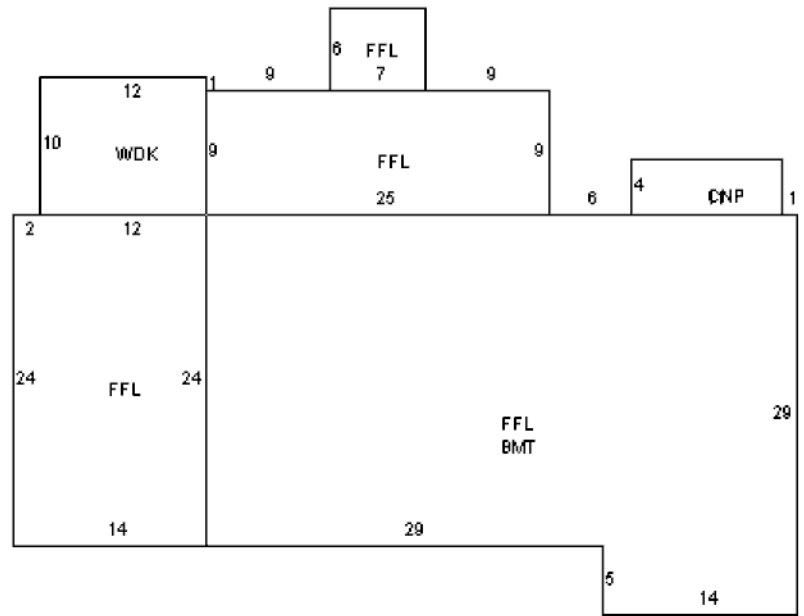
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val 405827.8118
Juris. Factor:			Before Depr:	147.39
Special Features:	0		Val/Su Net:	72.20
Final Total:	214500		Val/Su SzAd:	125.81

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,705	147.390	251,304	
BMT	BASEMENT	1,102	36.850	40,607	
WDK	WOOD DECK	120	26.130	3,135	
CNP	CANOPY	44	22.000	968	
Net Sketched Area:		2,971	Total:	296,014	
Size Ad	1705	Gross Area	2971	FinArea	1705

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**



AssessPro Patriot Properties, Inc