

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	APRILLE JR THOMAS J
Owner 2:	
Owner 3:	
Street 1:	276 CAMBRIDGE TURNPIKE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	APRILLE THOMAS J -
Owner 2:	APRILLE AMELIA J -
Street 1:	PO BOX 701
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0701

NARRATIVE DESCRIPTION

This Parcel contains .9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		39204		SQUARE FE	PRIME SITE		0	6.7	1.728	R1									454,000						454,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	196,900		0.900	454,000	650,900	3005
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 638.14						/Parcel: 638.14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	172,700	0	.9	474,300	647,000	647,000	Year end	11/3/2022
2022	101	FV	155,700	0	.9	428,900	584,600	584,600	Year End Roll	10/19/2021
2021	101	FV	146,500	0	.9	372,700	519,200	519,200	Year End Roll	10/15/2020
2020	101	FV	131,600	0	.9	321,900	453,500	453,500	Year End Roll	9/26/2019
2019	101	FV	128,200	0	.9	307,600	435,800	435,800	Create Final value 2019	6/4/2019
2018	101	FV	128,200	0	.9	307,600	435,800	435,800	Year End Roll	9/28/2017
2017	101	FV	125,900	0	.9	307,600	433,500	433,500	Year End Roll	9/29/2016
2016	101	FV	125,900	0	.9	298,800	424,700	424,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
APRILLE THOMAS	31604-126		7/12/2000	CONVENIENC		1	No	No		
	10672-456		10/1/1964				No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/1/1998	1370	GARAGE	20,000	C	6/2/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2015	MEAS+INSPCTD	618	G BOURGAULT
9/21/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L COMPLETE	615	
5/26/1999	MEAS/EXT INS	602	
6/2/1998	MEAS/EXT INS	602	
1/15/1996	ENTRY DENIED	606	

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



USER DEFINED

Prior Id # 1:	33 5 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:	

