



PROPERTY LOCATION

No	Alt No	Direction/Street/City
316		CAMBRIDGE TP, LINCOLN
Unit #:		
Owner 1: PARTNERSHIP JPM FAMILY LIMITED		
Owner 2:		
Owner 3:		
Street 1: 1 HOWARD MUNROE PLACE		
Street 2:		
Twn/City: LEXINGTON		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02420-2258	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	169,200	7,000	0.420	412,000	588,200
Total Card 169,200 7,000 0.420 412,000 588,200					
Total Parcel 169,200 7,000 0.420 412,000 588,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 405.94		/Parcel: 405.94	

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

02/08/17
Insp Date

OWNERSHIP

Owner 1: YORE JR - GEORGE P
Owner 2: YORE-BROWN - PAULINE
Street 1: 351 WHEELER ST
Twn/City: DRACUT
St/Prov: MA Cntry: Own Occ: Y
Postal: 01826

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	150,800	7000	.42	430,400	588,200	588,200	Year end	11/3/2022
2022	101	FV	132,200	7000	.42	389,200	528,400	528,400	Year End Roll	10/19/2021
2021	101	FV	115,700	7000	.42	338,200	460,900	460,900	Year End Roll	10/15/2020
2020	101	FV	111,300	7000	.42	292,100	410,400	410,400	Year End Roll	9/26/2019
2019	101	FV	111,300	7000	.42	279,200	397,500	397,500	Create Final value 2019	6/4/2019
2018	101	FV	111,300	7000	.42	279,200	397,500	397,500	Year End Roll	9/28/2017
2017	101	FV	114,800	7200	.42	279,200	401,200	401,200	Year End Roll	9/29/2016
2016	101	FV	112,500	7200	.42	271,200	390,900	390,900	Year End Roll	1/14/2016

09/13/23	19:57:08
06/26/17	10:33:26
apro	
1374	

NARRATIVE DESCRIPTION

This Parcel contains .42 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1935, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YORE JR,GEORGE	64058-6		8/11/2014	DIVORCE/ESTA	280,000	No	No			
YORE,GEORGE P	62890-297		11/5/2013	DIVORCE/ESTA		No	No			
	9941-457		11/1/1961		17,500	No	No			

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/4/2003	2831	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2017	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/19/1996	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		18295		SQUARE FE	PRIME SITE		0	6.7	3.361	R1									411,973						412,000	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.42000	Total SF/SM: 18295.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 1	Total: 411,973	Spl Credit	Total: 412,000
----------------------	-----------------------	-------------------------	-------------------------	----------------	------------	----------------

