



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
256		CAMBRIDGE TP, LINCOLN
<b>OWNERSHIP</b>		
Unit #: _____		
Owner 1: SONKUSALE SAMEER R		
Owner 2: PATEL KALYANI		
Owner 3: _____		
Street 1: 256 CAMBRIDGE TP		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: Y
Postal:	01773	Type: _____

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	729,000		1.837	536,000	1,265,000
<b>Total Card</b> 729,000 1.837 536,000 1,265,000					
<b>Total Parcel</b> 729,000 1.837 536,000 1,265,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 338.05		/Parcel: 338.05	

Legal Description	User Acct
682	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	
07/19/18	

**PREVIOUS OWNER**

Owner 1: TSENG - CHING-I		
Owner 2: HUA - HSIAOPING		
Street 1: 256 CAMBRIDGE TP		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____
Postal:	01773	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	723,700	0	1.837	560,000	1,283,700	1,283,700	Year end	11/3/2022
2022	101	FV	655,200	0	1.837	506,400	1,161,600	1,161,600	Year End Roll	10/19/2021
2021	101	FV	591,500	0	1.837	440,000	1,031,500	1,031,500	Year End Roll	10/15/2020
2020	101	FV	586,400	0	1.837	380,000	966,400	966,400	Year End Roll	9/26/2019
2019	101	FV	543,700	0	1.837	363,200	906,900	906,900	Create Final value 2019	6/4/2019
2018	101	FV	543,700	0	1.837	363,200	906,900	906,900	Year End Roll	9/28/2017
2017	101	FV	547,200	0	1.837	363,200	910,400	910,400	Year End Roll	9/29/2016
2016	101	FV	529,100	0	1.837	352,800	881,900	881,900	Year End Roll	1/14/2016

Parcel ID 129 5 0

**PRINT**

Date	Time
09/14/23	00:09:23

**LAST REV**

Date	Time
07/08/21	12:53:36

apro 2651

**NARRATIVE DESCRIPTION**

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2002, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TSENG,CHING-I	67000-391		3/29/2016		860,000	No	No			
LITCHFIELD COMP	36045-381		8/8/2002		930,000	No	No			
HOBBS BROOK FAR	33103-185		6/21/2001		285,000	Yes	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
1/22/2020	R-20-0012	MANUAL	62,200	C	6/9/2020			Repair family room
12/13/2017	6938	SOLAR PA	14,400	C				Install solar pane
6/11/2001	2268	NEW HOME	379,000	C	5/10/2003			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
7/19/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
5/10/2003	MEAS+INSPCTD	615	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**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		80000		SQUARE FE	PRIME SITE		0	6.7	1.000	R1									536,000						536,000	

Total AC/HA: 1.83655	Total SF/SM: 80000.12	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total: 536,000	SpI Credit	Total: 536,000
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