



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		TWIN POND LN, LINCOLN

OWNERSHIP

Owner 1:	CITY OF CAMBRIDGE
Owner 2:	
Owner 3:	
Street 1:	250 FRESH POND PARKWAY
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02138 Type:

PREVIOUS OWNER

Owner 1:	ALLEN - SUSAN
Owner 2:	BARNES - MICHELLE
Street 1:	PO BOX 10
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.105 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
905	CHARITY		1.268		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									44,380						44,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	1.268			44,400	44,400
903	1.837			1,042,400	1,042,400
Total Card		3.105		1,086,800	1,086,800
Total Parcel		3.105		1,086,800	1,086,800
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV		0	3.105	1,056,400	1,056,400		Year End Roll	12/2/2024
2024	903	FV		0	3.105	1,030,000	1,030,000		Year end	11/9/2023
2023	903	FV		0	3.105	878,000	878,000	878,000	Year end	11/3/2022
2022	905	FV		0	3.105	806,000	806,000	806,000	Year End Roll	10/19/2021
2021	130	FV		0	3.22	836,500	836,500	836,500	Year End Roll	10/15/2020
2020	130	FV		0	3.22	836,500	836,500	836,500	Year End Roll	9/26/2019
2019	130	FV		0	3.22	833,300	833,300	833,300	Create Final va	6/4/2019
2018	130	FV		0	3.22	833,300	833,300	833,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLEN,SUSAN	80180-52		5/25/2022	INVOLVED GOV	200,000	No	No		ALSO MULTI PARCEL SALE. RLF SOLD 180-13-0 AND
BIRCHBY TR,JEFF	78051-65		6/18/2021	INVOLV CHARI	625,000	No	No		
Abrams Tr,Georg	60083-538		9/25/2012	PVT SALE	625,000	No	No		
DANE ROGER	19302-336		8/30/1988			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

