

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMM OF MASS
Owner 2:	DEPT OF HIGHWAYS
Owner 3:	
Street 1:	10 PARK PLAZA RM 6160
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	BRAINARD PATRICIA W -
Owner 2:	LONG SHEILA D -
Street 1:	8 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This parcel contains 1.4 ACRES of land mainly classified as COMMASS with a CAPE Building built about 1950, having primarily CLAPBOARD Exterior and Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
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
901	COMMASS		60964.28		SQUARE FE	PRIME SITE		0	7.25	1.22	R1									538,597						538,600	

Total AC/HA:	1.39955	Total SF/SM:	60964	Parcel LUC:	901	COMMASS	Prime NB Desc	RES CAT 1	Total:	538,597	SpI Credit	Total:	538,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
901	1.400	30,000		538,600	568,600
Total Card 1.400 30,000 538,600 568,600					
Total Parcel 1.400 30,000 538,600 568,600					
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	901	FV	262,800	4500	1.4	507,400	774,700		Year End Roll	12/2/2024
2024	901	FV	261,200	4500	1.4	497,700	763,400		Year end	11/9/2023
2023	901	FV	227,100	4500	1.4	520,000	751,600	751,600	Year end	11/3/2022
2022	901	FV	204,100	5700	1.4	470,300	680,100	680,100	Year End Roll	10/19/2021
2021	901	FV	194,500	5700	1.4	408,600	608,800	608,800	Year End Roll	10/15/2020
2020	901	FV	172,900	5700	1.4	352,900	531,500	531,500	Year End Roll	9/26/2019
2019	901	FV	168,000	5700	1.4	337,300	511,000	511,000	Create Final va	6/4/2019
2018	901	FV	168,000	5700	1.4	337,300	511,000	511,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAINARD PATRIC	53101-15		6/30/2009	INVOLVED GOV	557,036	No	No		ORDER OF TAKING-AWARD MONEY IS SALE PRICE
BRAINARD PATRIC	28288-401		3/11/1998	CONVENIENC		1	No	No	
LEGER DAVID/GIN	22990-43		3/17/1993		199,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2006	3551	RENO-GAR	7,000	C	6/19/2007			reno gar (study/of
10/24/2006	3550	MANUAL		C				Install wood burni
3/28/2006	3380	RENOVATI	4,500	C	6/19/2007			Add a 3/4 bath on

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	EXTRIOR ONLY	6	JN
6/19/2007	MEAS/EXT INS	100	
6/29/2006	MEAS/EXT INS	50	
1/20/1996	ENTRY DENIED	606	
7/11/1995	MEAS/EXT INS	600	
7/5/1994	FIELDREV CHG	600	
9/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	14 1 3
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:	
CivilDistrict:	
Ratio:	

PRINT
 Date Time
 09/26/25 15:09:41
LAST REV
 Date Time
 04/23/25 10:00:18
 apro
 744

Parcel ID 111 20 0

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