



**Patriot**  
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		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:	LEGER NORMAN H -
Owner 2:	LEGER MARY F -
Street 1:	16 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This parcel contains 1.5 ACRES of land mainly classified as COMMASS with a CONVENT'NL Building built about 1953, having primarily WOOD SHING Exterior and Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 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		65340.4		SQUARE FE	PRIME SITE		0	7.25	1.16	R1									548,115						548,100	

Total AC/HA:	1.50001	Total SF/SM:	65340	Parcel LUC:	901	COMMASS	Prime NB Desc	RES CAT 1	Total:	548,115	SpI Credit	Total:	548,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
901	1.500	36,700		548,100	584,800
Total Card 1.500 36,700 548,100 584,800					
Total Parcel 1.500 36,700 548,100 584,800					
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	901	FV	332,500	1200	1.5	516,400	850,100		Year End Roll	12/2/2024
2024	901	FV	325,800	1200	1.5	506,500	833,500		Year end	11/9/2023
2023	901	FV	323,500	1200	1.5	529,200	853,900	853,900	Year end	11/3/2022
2022	901	FV	286,800	1200	1.5	478,600	766,600	766,600	Year End Roll	10/19/2021
2021	901	FV	264,300	1200	1.5	415,800	681,300	681,300	Year End Roll	10/15/2020
2020	901	FV	245,700	1200	1.5	359,100	606,000	606,000	Year End Roll	9/26/2019
2019	901	FV	250,400	1200	1.5	343,200	594,800	594,800	Create Final va	6/4/2019
2018	901	FV	250,400	1200	1.5	343,200	594,800	594,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEGER NORMAN H,	53101-18		6/30/2009	INVOLVED GOV	575,411	No	No		ORDER OF TAKING-AWARD MONEY IS SALE PRICE
LEGER TRUSTEE,	26392-548		6/11/1996	CONVENIENC		1	No	No	
	10393-380		10/19/1963			No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	EXTRIOR ONLY	6	JN
8/13/2008	MEAS/EXT INS	25	D ERSKINE
1/16/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	14 2 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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	15:12:52

LAST REV

Date	Time
04/23/25	10:02:33

apro 758

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