



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	14 4 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:	

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		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
Postal:	02116

PREVIOUS OWNER

Owner 1:	TSANG VINCENT -
Owner 2:	-
Street 1:	20 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This parcel contains .83 ACRES of land mainly classified as COMMASS with a CAPE Building built about 1949, having primarily VINYL Exterior and Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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		36154.8		SQUARE FE	PRIME SITE		0	7.25	1.85	R1									484,638						484,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
901	0.830	23,100		484,600	507,700
Total Card	0.830	23,100		484,600	507,700
Total Parcel	0.830	23,100		484,600	507,700
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	211,900	3100	.83	456,600	671,600		Year End Roll	12/2/2024
2024	901	FV	206,000	3100	.83	447,900	657,000		Year end	11/9/2023
2023	901	FV	181,400	3100	.83	467,900	652,400	652,400	Year end	11/3/2022
2022	901	FV	165,200	3100	.83	423,100	591,400	591,400	Year End Roll	10/19/2021
2021	901	FV	155,900	3100	.83	367,700	526,700	526,700	Year End Roll	10/15/2020
2020	901	FV	140,600	3100	.83	317,500	461,200	461,200	Year End Roll	9/26/2019
2019	901	FV	137,100	3100	.83	303,500	443,700	443,700	Create Final va	6/4/2019
2018	901	FV	137,100	3100	.83	303,500	443,700	443,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSANG VINCENT,	53101-21		6/30/2009	INVOLVED GOV	536,977	No	No		ORDER OF TAKING-AWARD MONEY IS SALE PRICE
MIDLAND MARINE	24927-52		10/17/1994		145,000	No	No		
PIPPEN G WESLEY	23069-394		4/13/1993	BANKRUPTCY	110,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2008	3996	ROOF		C				reshingle dwelling
8/14/2002	2564	GARAGE	28,000	C	6/28/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	EXTRIOR ONLY	6	JN
6/28/2003	MEAS/EXT INS	615	
11/15/2002	M&L COMPLETE	615	
5/30/1996	MEAS+INSPCTD	606	
1/20/1996	ENTRY DENIED	606	
7/11/1995	MEAS/EXT INS	600	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.83000	Total SF/SM:	36155	Parcel LUC:	901	COMMASS	Prime NB Desc	RES CAT 1	Total:	484,638	SpI Credit	Total:	484,600
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