

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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:	PINO FRANK J -
Owner 2:	-
Street 1:	24 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains 3.5 ACRES of land mainly classified as COMMASS

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
901	COMMASS		80000		SQUARE FE	UNDEV	0.2	0	7.25	0.20	R1									116,000						116,000	Unbuildable
901	COMMASS		0.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									9,205						9,200	UNDEV
901	COMMASS		1.4		ACRES	UNDEV	0.2	0	35,000.	0.20	R1									9,800						9,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
901	3.500			135,000	135,000
Total Card		3.500		135,000	135,000
Total Parcel		3.500		135,000	135,000
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		0	3.5	128,300	128,300		Year End Roll	12/2/2024
2024	901	FV		0	3.5	123,500	123,500		Year end	11/9/2023
2023	901	FV		0	3.5	128,300	128,300	128,300	Year end	11/3/2022
2022	901	FV		0	3.5	117,600	117,600	117,600	Year End Roll	10/19/2021
2021	901	FV		0	3.5	104,300	104,300	104,300	Year End Roll	10/15/2020
2020	901	FV		0	3.5	92,300	92,300	92,300	Year End Roll	9/26/2019
2019	901	FV		0	3.5	88,900	88,900	88,900	Create Final va	6/4/2019
2018	901	FV		0	3.5	88,900	88,900	88,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PINO FRANK J,	53101-4		6/30/2009	INVOLVED GOV	384,210	No	No		ORDER OF TAKING-AWARD AMOUNT INCLUDES PARCEL
PINO BEVERLY	13436-216		5/8/1978	FAMILY		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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	14 5 1
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:	

!762!

PRINT

Date	Time
09/26/25	15:13:17

LAST REV

Date	Time
04/23/13	12:04:32

apro 762

