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26

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

508,400 /

508,400 /

USE VALUE:

508,400 /

508,400 /

ASSESSED:

508,400 /

508,400 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		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:	SCHUDY ROBERT B -
Owner 2:	-
Street 1:	30 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This parcel contains .9 ACRES of land mainly classified as COMMASS with a CAPE Building built about 1948, having primarily WOOD SHING Exterior and Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 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		39203		SQUARE FE	PRIME SITE		0	7.25	1.73	R1									491,266						491,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
901	0.900	17,100		491,300	508,400
Total Card	0.900	17,100		491,300	508,400
Total Parcel	0.900	17,100		491,300	508,400
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	193,900	200	.9	462,800	656,900		Year End Roll	12/2/2024
2024	901	FV	192,700	200	.9	454,000	646,900		Year end	11/9/2023
2023	901	FV	166,600	200	.9	474,300	641,100	641,100	Year end	11/3/2022
2022	901	FV	132,600	200	.9	428,900	561,700	561,700	Year End Roll	10/19/2021
2021	901	FV	123,800	200	.9	372,700	496,700	496,700	Year End Roll	10/15/2020
2020	901	FV	109,300	200	.9	321,900	431,400	431,400	Year End Roll	9/26/2019
2019	901	FV	106,000	200	.9	307,600	413,800	413,800	Create Final va	6/4/2019
2018	901	FV	106,000	200	.9	307,600	413,800	413,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHUDY ROBERT B	53101-1		6/30/2009	INVOLVED GOV	523,724	No	No		ORDER OF TAKING-AWARD AMOUNT IS SALE PRICE
SCHUDY ROBERT B	30110-358		4/23/1999	CONVENIENC		1	No	No	
MURPHY, DANIEL	14716-102		9/1/1982		63,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/1998	1525	ROOF		C	5/24/1999			3/24/99 0%

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	EXTRIOR ONLY	6	JN
8/20/2007	MEAS/EXT INS	617	D HASCHIG
3/24/1999	MEAS/EXT INS	602	
1/16/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

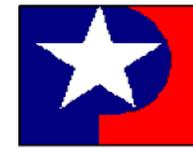
Total AC/HA:	0.89998	Total SF/SM:	39203	Parcel LUC:	901	COMMASS	Prime NB Desc	RES CAT 1	Total:	491,266	SpI Credit	Total:	491,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	14 6 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	15:13:22

LAST REV

Date	Time
04/23/25	10:07:37

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763

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