Total Card / Total Parcel
APPRAISED: 1,435,900 / 1,435,900
USE VALUE: 1,435,900 / 1,435,900
ASSESSED: 1,435,900 / 1,435,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		OLD CAMBRIDGE TP, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.467	851,500		584,400	1,435,900
Total Card	2.467	851,500		584,400	1,435,900
Total Parcel	2.467	851,500		584,400	1,435,900

Source: Market Adj Cost   Total Value per SQ unit /Card: 301.48   /Parcel: 301.48

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
02/28/18

!766!

OWNERSHIP

Unit #:

Owner 1:	CAPONE TR ALBERT
Owner 2:	CAPONE TR MARY
Owner 3:	CAPONE FAMILY REVOC TRUST
Street 1:	26 OLD CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-1805		Type:	

PREVIOUS OWNER

Owner 1:	CAPONE - ALBERT
Owner 2:	CAPONE - MARY
Street 1:	26 OLD CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-1805

PREVIOUS ASSESSMENT

Parcel ID: 111 5 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	782,400	0	2.467	550,800	1,333,200		Year End Roll	12/2/2024
2024	101	FV	773,200	0	2.467	539,800	1,313,000		Year end	11/9/2023
2023	101	FV	662,700	0	2.467	563,800	1,226,500	1,226,500	Year end	11/3/2022
2022	101	FV	564,800	0	2.467	510,200	1,075,000	1,075,000	Year End Roll	10/19/2021
2021	101	FV	500,600	0	2.467	443,800	944,400	944,400	Year End Roll	10/15/2020
2020	101	FV	491,600	0	2.467	345,800	837,400	837,400	Year End Roll	9/26/2019
2019	101	FV	476,700	0	2.467	312,500	789,200	789,200	Create Final va	6/4/2019
2018	101	FV	464,600	0	2.467	312,500	777,100	777,100	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:13:42

LAST REV

Date	Time
06/16/25	15:24:13
blakeley	

USER DEFINED

Prior Id # 1:	14 9 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:	

SALES INFORMATION

TAX DISTRICT   **PAT ACCT.**   766

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAPONE,ALBERT	84051-105		5/5/2025	CONVENIENC	1	No	No		
	19622-195		1/31/1989		291,000	No	No		

NARRATIVE DESCRIPTION

This parcel contains 2.467 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1938, having primarily WOOD SHING Exterior and 4763 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/1994	513-94	RENO-ADD	40,000	C	8/31/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS/EXT INS	622	K Cuoco
8/5/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	ENTRY DENIED	613	
2/15/1996	MEAS+INSPCTD	606	
8/31/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.63		ACRES	UNDEV	0.2	0	35,000.	0.20	R1									4,410						4,400	Wetland

| Total AC/HA: | 2.46655 | Total SF/SM: | 107443 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 1 | Total: | 584,410 | Spl Credit | Total: | 584,400 |

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B - GOOD
Year Blt:	1938 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	2 - SOFTWOO 50%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	15 - HEAT PUMP
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Feature	Value	Rating
Full Bath	3	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:		AVERAGE
A HBth:		
OthrFix:	3	AVERAGE

OTHER FEATURES

Feature	Value	Rating
Kits:	1	GOOD
A Kits:		
Frpl:	1	AVERAGE
WSFlue:	1	AVERAGE

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	VG - Very Good	17. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	17.5	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.93726593
Const Adj.:	1.01999998
Adj $ / SQ:	159.654
Other Features:	68917
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1032103
Depreciation:	180618
Depreciated Total:	851485

COMMENTS

RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units 1 |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 6		Baths: 3		HB					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	1
Totals			
1	11	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value	Field	Value
WtAv$/SQ:		AvRate:	Ind.Val 358400.0000
Juris. Factor:		Before Depr:	231.50
Special Features:	0	Val/Su Net:	172.51
Final Total:	851500	Val/Su SzAd	265.76

SKETCH

Dimensions: 29, 40, 40, 27, 12, 12, 10, 10

SFL FFL BMT (upper section)
SFL FFL BMT (middle section)
FFL BMT (lower section)

9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,732	75.840	131,347
FFL	1ST FLOOR	1,732	159.650	276,521
SFL	2ND FLOOR	1,472	159.650	235,011

Net Sketched Area:	4,936	Total:	642,879	
Size Ad	3204	Gross Area	4936	FinArea 4763

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID

111 5 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total: