



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4		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: N
Postal:	02116 Type:

**PREVIOUS OWNER**

Owner 1:	LEGER DAVID C -
Owner 2:	BARNABA GINA MARY -
Street 1:	16 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

**NARRATIVE DESCRIPTION**

This Parcel contains 1.9 ACRES of land mainly classified as COMMASS with a(n) COLONIAL Building Built about 1995, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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
901	COMMASS		80000		SQUARE FE	PRIME SITE		0	5.5	1.000	R1									440,000						440,000	
901	COMMASS		0.063		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									378						400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	416,000		1.900	440,400	856,400
Total Card		416,000	1.900	440,400	856,400
Total Parcel		416,000	1.900	440,400	856,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 328.37		/Parcel: 328.37	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	11/20/04
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	901	FV	412,400	0	1.9	380,400	792,800	792,800	Year End Roll	9/26/2019
2019	901	FV	382,500	0	1.9	363,600	746,100	746,100	Create Final value 2019	6/4/2019
2018	901	FV	382,500	0	1.9	363,600	746,100	746,100	Year End Roll	9/28/2017
2017	901	FV	372,000	0	1.9	363,600	735,600	735,600	Year End Roll	9/29/2016
2016	901	FV	359,700	0	1.9	353,200	712,900	712,900	Year End Roll	1/14/2016
2015	901	FV	356,200	0	1.9	280,400	636,600	636,600	Year End	10/2/2014
2014	901	FV	332,100	0	1.9	269,200	601,300	601,300	Year End Roll	1/23/2014
2013	901	FV	325,200	0	2.15	265,900	591,100	591,100	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEGER DAVID C ,	53101-12		6/30/2009	INVOLVED GOV	682723	No	No			ORDER OF TAKING-AWARD MONEY
PELOQUIN ROY ES	22322-169		8/24/1992	PARTIAL INTR	180000	Yes	No			

**TAX DISTRICT**

**PAT ACCT.**

**PRINT**

Date	Time
10/22/20	15:40:36

**LAST REV**

Date	Time
03/12/15	10:20:32

**USER DEFINED**

Prior Id # 1:	14 1 2
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:	

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/14/2004	2949	MANUAL	8,500	C	11/20/2004			enc deck
11/18/1994	614-94	NEW HOME	100,000	C	8/29/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/20/2004	M&L COMPLETE	615	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**BATH FEATURES**

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

**COMMENTS**

PART OF 6.7 ACRES PURCHASED .

**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:	8	BRs:	4	Baths:	2	HB	1				

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

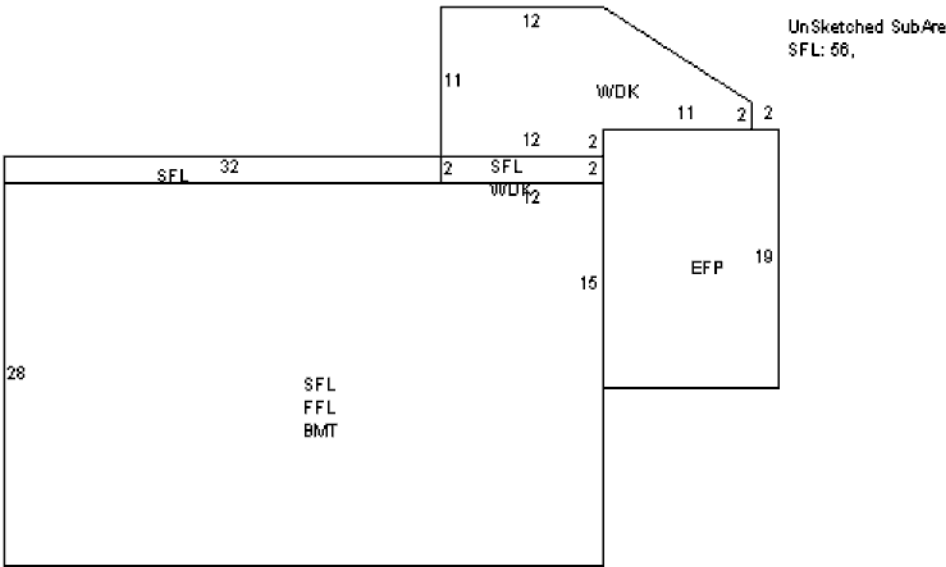
**CONDO INFORMATION**

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

**GENERAL INFORMATION**

Grade:	B	- GOOD	
Year Blt:	1995	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**SKETCH**



**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	GD - Good	9.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		9.6%

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	0.98006135
Const Adj.:	0.99000001
Adj \$ / SQ:	92.175
Other Features:	46500
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	460167
Depreciation:	44176
Depreciated Total:	415991

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 619883.0985
Juris. Factor:		Val/Su Fin:		159.51
Special Features:	0	Val/Su Net:		96.65
Final Total:	416000	Val/Su SzAd:		159.51

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,376	92.170	126,832
BMT	BASEMENT	1,232	23.040	28,390
FFL	1ST FLOOR	1,232	92.170	113,559
EFP	ENCL PORCH	247	36.000	8,892
WDK	WOOD DECK	217	20.820	4,517
Net Sketched Area:		4,304	Total:	282,190
Size Ad	2608	Gross Area	4304	FinArea 2608

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**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	

**PARCEL ID** 111 19 0

**IMAGE**



AssessPro Patriot Properties, Inc