

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!759!



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		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:	RUHOTINA AVDIJA -
Owner 2:	RUHOTINA EMIRA -
Street 1:	18 CAMBRIDGE TURNPIKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
901	COMMASS		56627.4		SQUARE FE	PRIME SITE		0	5.5	1.289	R1									401,435						401,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	98,800	2,900	1.300	401,400	503,100
Total Card	98,800	2,900	1.300	401,400	503,100
Total Parcel	98,800	2,900	1.300	401,400	503,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		495.67	/Parcel: 495.67

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	08/13/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	901	FV	88,600	2900	1.3	346,700	438,200	438,200	Year End Roll	9/26/2019
2019	901	FV	86,200	2900	1.3	331,400	420,500	420,500	Create Final value 2019	6/4/2019
2018	901	FV	86,200	2900	1.3	331,400	420,500	420,500	Year End Roll	9/28/2017
2017	901	FV	84,600	2900	1.3	331,400	418,900	418,900	Year End Roll	9/29/2016
2016	901	FV	84,600	2900	1.3	321,900	409,400	409,400	Year End Roll	1/14/2016
2015	901	FV	81,500	2900	1.3	255,500	339,900	339,900	Year End	10/2/2014
2014	901	FV	80,700	2900	1.3	245,200	328,800	328,800	Year End Roll	1/23/2014
2013	901	FV	79,100	2900	1.41	245,600	327,600	327,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
RUHOTINA AVDIJA	53100-598		6/30/2009	INVOLVED GOV		No	No	
DANCONA ILANA,	47049-116		3/2/2006	FAMILY	175000	No	No	
PARIS, JUDITH	19593-439		1/13/1989		164000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes
	Order of Taking-No award amount on

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2006	3537	MANUAL	5,000	C				Roofing,siding & r

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2008	MEAS/EXT INS	25	D ERSKINE
1/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.29999	Total SF/SM:	56627.57	Parcel LUC:	901	COMMASS	Prime NB Desc	RES CAT 1	Total:	401,435	SpI Credit	Total:	401,400
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EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE
Year Blt:	1940	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact.:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
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

Phys Cond:	FR	- Fair	49.8%
Functional:		%	
Economic:		%	
Special:		%	
Override:		%	
Total:			49.8%

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
3	GARAGE	D	Y	1	200	A	AV	1940	36.00	T	60	901			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	95.00
Size Adj.:	1.34113300
Const Adj.:	1.00979996
Adj \$ / SQ:	128.656
Other Features:	39500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	196901
Depreciation:	98057
Depreciated Total:	98844

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val -220100.0000
Juris. Factor:		Val/Su Fin:	97.34	
Special Features:	0	Val/Su Net:	53.15	
Final Total:	98800	Val/Su SzAd:	97.34	

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	RM	5	BR	2	Bath	2	HB					

REMODELING

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

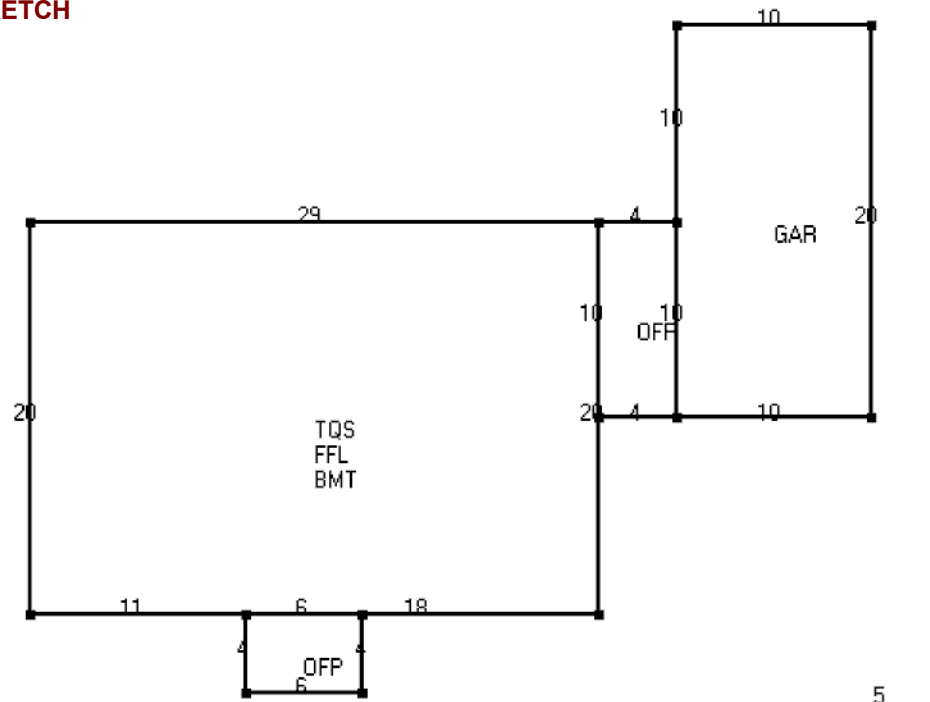
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val -220100.0000
Juris. Factor:		Val/Su Fin:	97.34	
Special Features:	0	Val/Su Net:	53.15	
Final Total:	98800	Val/Su SzAd:	97.34	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	580	32.160	18,655	
FFL	1ST FLOOR	580	128.660	74,621	
TQS	3/4 STORY	435	128.660	55,965	
GAR	GARAGE	200	36.000	7,200	
OFFP	OPEN PORCH	64	15.000	960	
Net Sketched Area:		1,859	Total:	157,401	
Size Ad	1015	Gross Area	2004	FinArea	1015

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

