

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		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:	TSANG VINCENT -
Owner 2:	-
Street 1:	20 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains .83 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1949, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		36154.8		SQUARE FE	PRIME SITE		0	5.5	1.849	R1									367,655						367,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
901	155,900	3,100	0.830	367,700	526,700
Total Card	155,900	3,100	0.830	367,700	526,700
Total Parcel	155,900	3,100	0.830	367,700	526,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	301.25	/Parcel:	301.25

Legal Description

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	901	FV	140,600	3100	.83	317,500	461,200	461,200	Year End Roll	9/26/2019
2019	901	FV	137,100	3100	.83	303,500	443,700	443,700	Create Final value 2019	6/4/2019
2018	901	FV	137,100	3100	.83	303,500	443,700	443,700	Year End Roll	9/28/2017
2017	901	FV	134,800	3100	.83	303,500	441,400	441,400	Year End Roll	9/29/2016
2016	901	FV	134,800	3100	.83	294,800	432,700	432,700	Year End Roll	1/14/2016
2015	901	FV	130,100	3100	.83	234,000	367,200	367,200	Year End	10/2/2014
2014	901	FV	128,900	3100	.83	224,600	356,600	356,600	Year End Roll	1/23/2014
2013	901	FV	126,600	3100	1.	227,900	357,600	357,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TSANG VINCENT,	53101-21		6/30/2009	INVOLVED GOV	536977	No	No			ORDER OF TAKING-AWARD MONEY
MIDLAND MARINE	24927-52		10/17/1994		145000	No	No			
PIPPEN G WESLEY	23069-394		4/13/1993	BANKRUPTCY	110000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/21/2008	3996	ROOF		C				reshingle dwelling
8/14/2002	2564	GARAGE	28,000	C	6/28/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2003	MEAS/EXT INS	615	
11/15/2002	M&L COMPLETE	615	
5/30/1996	MEAS+INSPCTD	606	
1/20/1996	ENTRY DENIED	606	
7/11/1995	MEAS/EXT INS	600	
9/1/1992	INSPECTED	601	

Sign:

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(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:		

GENERAL INFORMATION

Grade:	C-	- AVG. (-)	
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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

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

Phys Cond:	AV	- Average	32%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			32%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.21082950
Const Adj.:	1.00979996
Adj \$ / SQ:	116.156
Other Features:	39500
Grade Factor:	0.88
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	229202
Depreciation:	73345
Depreciated Total:	155858

COMMENTS

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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:	7	BR:	3	Bath:	2	HB				

REMODELING

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

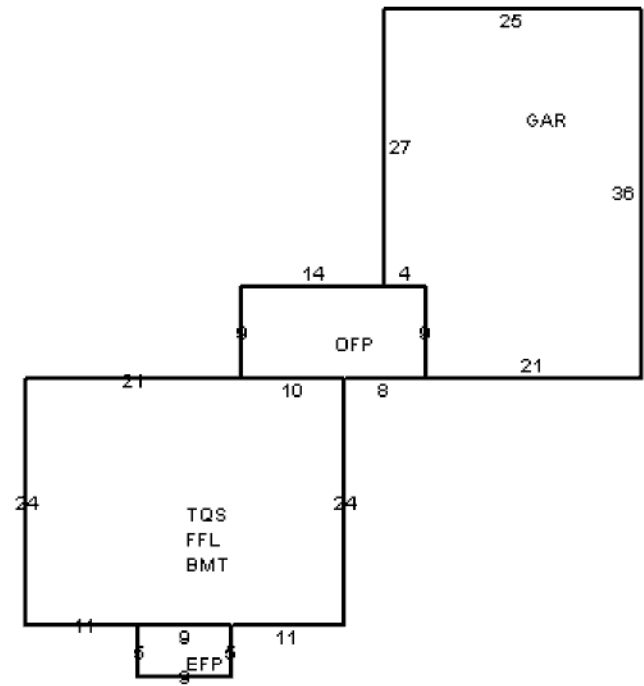
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GAR	GARAGE	864	36.000	31,104	
BMT	BASEMENT	744	46.460	34,568	
FFL	1ST FLOOR	744	116.160	86,420	
TQS	3/4 STORY	558	116.160	64,815	
OFFP	OPEN PORCH	162	15.000	2,430	
EFP	ENCL PORCH	45	36.000	1,620	
Net Sketched Area:		3,117	Total:	220,957	
Size Ad	1302	Gross Area	3303	FinArea	1748

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	0

IMAGE

AssessPro Patriot Properties, Inc



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		1480		F	FR	1949	32.40	T	80	901		3,100			3,100

PARCEL ID 111 23 0

More:	N	Total Yard Items:	3,100	Total Special Features:		Total:	3,100
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