



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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:	PINO FRANK J -
Owner 2:	-
Street 1:	24 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This Parcel contains 3.5 ACRES of land mainly classified as COMMASS

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 Infl	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	UNDEV	0.2	0	5.5	0.200	R1									88,000						88,000	Unbuildable
901	COMMASS		0.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									7,890						7,900	UNDEV
901	COMMASS		1.4		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									8,400						8,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
901			3.500	104,300	104,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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		0	3.5	92,300	92,300	92,300	Year End Roll	9/26/2019
2019	901	FV		0	3.5	88,900	88,900	88,900	Create Final value 2019	6/4/2019
2018	901	FV		0	3.5	88,900	88,900	88,900	Year End Roll	9/28/2017
2017	901	FV		0	3.5	88,900	88,900	88,900	Year End Roll	9/29/2016
2016	901	FV		0	3.5	86,900	86,900	86,900	Year End Roll	1/14/2016
2015	901	FV		0	3.5	72,300	72,300	72,300	Year End	10/2/2014
2014	901	FV		0	3.5	70,100	70,100	70,100	Year End Roll	1/23/2014
2013	901	FV		0	3.65	70,000	70,000	70,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PINO FRANK J,	53101-4		6/30/2009	INVOLVED GOV	384210	No	No			ORDER OF TAKING-AWARD AMOUNT
PINO BEVERLY	13436-216		5/8/1978	FAMILY		0	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

