



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN

**OWNERSHIP**

Owner 1: CHEN TR SOW HSIN  
 Owner 2: CHEN TR CHING CHIH  
 Owner 3: DR SOW-HSIN CHEN REVOC TR &  
 Street 1: 1400 COMMONWEALTH AVE  
 Street 2:  
 Twn/City: WEST NEWTON  
 St/Prov: MA Cntry Own Occ: N  
 Postal: 02164 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
130			4.500	579,900	579,900
Total Card			4.500	579,900	579,900
Total Parcel			4.500	579,900	579,900
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

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

Insp Date	04/21/95
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**PREVIOUS OWNER**

Owner 1: CHEN SOW HSIN -  
 Owner 2: CHEN CHING CHIH -  
 Street 1: 1400 COMMONWEALTH AVE  
 Twn/City: WEST NEWTON  
 St/Prov: MA Cntry  
 Postal: 02164

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	130	FV		0	4.5	460,900	460,900	460,900	Year End Roll	9/26/2019
2019	130	FV		0	4.5	423,700	423,700	423,700	Create Final value 2019	6/4/2019
2018	130	FV		0	4.5	423,700	423,700	423,700	Year End Roll	9/28/2017
2017	130	FV		0	4.5	413,700	413,700	413,700	Year End Roll	9/29/2016
2016	130	FV		0	4.5	413,700	413,700	413,700	Year End Roll	1/14/2016
2015	130	FV		0	4.5	362,700	362,700	362,700	Year End	10/2/2014
2014	130	FV		0	4.5	369,800	369,800	369,800	Year End Roll	1/23/2014
2013	130	FV		0	4.7	437,900	437,900	437,900	Year End Roll	10/25/2012

Parcel ID 112 11 0

**PRINT**

Date	Time
10/22/20	15:46:18

**LAST REV**

Date	Time
06/08/20	11:45:14

**USER DEFINED**

Prior Id # 1:	15 2 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:	

**NARRATIVE DESCRIPTION**

This Parcel contains 4.5 ACRES of land mainly classified as LAND

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CHEN SOW HSIN,	51274-520		6/6/2008	FAMILY	100	No	No	
OWEN CARLETON W	13375-699		1/17/1978		24500	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/21/1995	INSPECTED	600	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

Sign: VERIFICATION OF VISIT NOT DATA

**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
130	LAND		80000		SQUARE FE	PRIME SITE		0	6.25	1.000	R2									500,000						500,000	
130	LAND		2.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									79,890						79,900	

Total AC/HA:	4.49955	Total SF/SM:	196000.39	Parcel LUC:	130 LAND	Prime NB Desc	RES CAT 2	Total:	579,890	SpI Credit		Total:	579,900
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**EXTERIOR INFORMATION**

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

**SKETCH**



**GENERAL INFORMATION**

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

**OTHER FEATURES**

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**RESIDENTIAL GRID**

1st Res Grid	Desc:						# Units					
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	BRs:	Baths:	HB								

**INTERIOR INFORMATION**

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled:

**DEPRECIATION**

Phys Cond:		0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**CALC SUMMARY**

Basic \$ / SQ:	
Size Adj.: 1.00000000	
Const Adj.: 8.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.00000000	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	0.00000	
Juris. Factor:	Val/Su Fin:			
Special Features: 0	Val/Su Net:			
Final Total: 0	Val/Su SzAd			

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad	Gross Area		FinArea	

**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**

112 11 0

**IMAGE**

AssessPro Patriot Properties, Inc

More: N

Total Yard Items: 0

Total Special Features: 0

Total: 0