



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZARELLA TR ANTHONY N
Owner 2:	
Owner 3:	ANTHONY NEIL ZARELLA TRUST
Street 1:	64 LESLIE RD
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry Own Occ: N
Postal:	02451 1325 Type:

PREVIOUS OWNER

Owner 1:	ZARELLA - ANTHONY N
Owner 2:	-
Street 1:	64 LESLIE RD
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02451 1325

NARRATIVE DESCRIPTION

This Parcel contains 16.308 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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

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
132	UNDEV		1.98		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									59,400						59,400	
131	POTENTL		14.3279		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									85,967						86,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
131			14.328	86,000	86,000		
132			1.980	59,400	59,400		
Total Card			16.308	145,400	145,400		Entered Lot Size
Total Parcel			16.308	145,400	145,400	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	132	FV		0	16.308	145,400	145,400	145,400	Year End Roll	9/26/2019
2019	132	FV		0	16.308	145,400	145,400	145,400	Create Final value 2019	6/4/2019
2018	132	FV		0	16.308	145,400	145,400	145,400	Year End Roll	9/28/2017
2017	132	FV		0	16.308	145,400	145,400	145,400	Year End Roll	9/29/2016
2016	132	FV		0	16.308	145,400	145,400	145,400	Year End Roll	1/14/2016
2015	132	FV		0	16.308	145,400	145,400	145,400	Year End	10/2/2014
2014	132	FV		0	16.308	145,400	145,400	145,400	Year End Roll	1/23/2014
2013	132	FV		0	16.164	141,100	141,100	141,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZARELLA,ANTHONY	63605-543		5/14/2014	FAMILY		1 No	No			
HOBBS BROOK FAR	49719-403		7/2/2007		175000	Yes	No			
VENIER, ANTHONY	25411-139		6/15/1995	PARTIAL INTR	820000	Yes	No			
	9387-272		6/19/1959	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/23/2007	3691	TEMPORAR	1,000	C				move non-livalbe s

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

