

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DEFRANCESCO DEBRA L
Owner 2:	DEFRANCESCO CHARLES X
Owner 3:	
Street 1:	298 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2315 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	5.5	0.662	R1			USE	-61					145,908						145,900	affordable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	104,700	1,500	0.920	145,900	252,100
Total Card		104,700	1,500	0.920	252,100
Total Parcel		104,700	1,500	0.920	252,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		125.49	/Parcel: 125.49

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	101	FV	103,800	1500	.92	126,000	231,300	231,300	Year End Roll	9/26/2019
2019	101	FV	98,500	1500	.92	120,400	220,400	220,400	Create Final value 2019	6/4/2019
2018	101	FV	98,500	1500	.92	120,400	220,400	220,400	Year End Roll	9/28/2017
2017	101	FV	95,800	0	.92	120,400	216,200	216,200	Year End Roll	9/29/2016
2016	101	FV	94,000	0	.92	117,000	211,000	211,000	Year End Roll	1/14/2016
2015	101	FV	93,100	0	.92	92,900	186,000	186,000	Year End	10/2/2014
2014	101	FV	86,900	0	.92	89,100	176,000	176,000	Year End Roll	1/23/2014
2013	101	FV	85,100	0	.92	224,500	309,600	309,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAIRVIEW REALTY	24992-456		11/14/1994		100000	No	No			AFFORDABLE HOUSING
COMM OF MASS	24317-392		3/1/1994	INVOLVED GOV	215000	Yes	No			8 LOTS SOLD
	12307-365		12/31/1940		0	Yes	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/28/2019	7307	SOLAR PA	9,000	C				Install a ground m
10/10/2014	5936	MANUAL	10,000	C				
4/1/1994	444	NEW HOME	165,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2017	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/19/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

