

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
296		CAMBRIDGE TP, LINCOLN
OWNERSHIP		
Owner 1: SCOTTI REGINA M		
Owner 2:		
Owner 3:		
Street 1: 296 CAMBRIDGE TPKE		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2315	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	159,100		0.920	374,100	533,200
Total Card 159,100 0.920 374,100 533,200					
Total Parcel 159,100 0.920 374,100 533,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 189.31		/Parcel: 189.31	

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

Insp Date	07/19/18
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PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	142,500	0	.92	323,100	465,600	465,600	Year End Roll	9/26/2019
2019	101	FV	128,100	0	.92	308,800	436,900	436,900	Create Final value 2019	6/4/2019
2018	101	FV	128,100	0	.92	308,800	436,900	436,900	Year End Roll	9/28/2017
2017	101	FV	125,700	0	.92	308,800	434,500	434,500	Year End Roll	9/29/2016
2016	101	FV	125,700	0	.92	300,000	425,700	425,700	Year End Roll	1/14/2016
2015	101	FV	121,000	0	.92	238,100	359,100	359,100	Year End	10/2/2014
2014	101	FV	119,800	0	.92	228,600	348,400	348,400	Year End Roll	1/23/2014
2013	101	FV	117,400	0	.92	224,500	341,900	341,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GEORGE MACLEOD	17690-404		12/19/1986		207000	No	No			

NARRATIVE DESCRIPTION
 This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
9/21/2009	MEAS+INSPCTD	25	D ERSKINE
11/23/2002	M&L EXTERIOR	615	
1/20/1996	ENTRY DENIED	606	
4/27/1994	FIELDREV CHG	600	

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 Influ	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	1.697	R1									374,124						374,100	

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total: 374,124	Spl Credit	Total: 374,100
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EXTERIOR INFORMATION

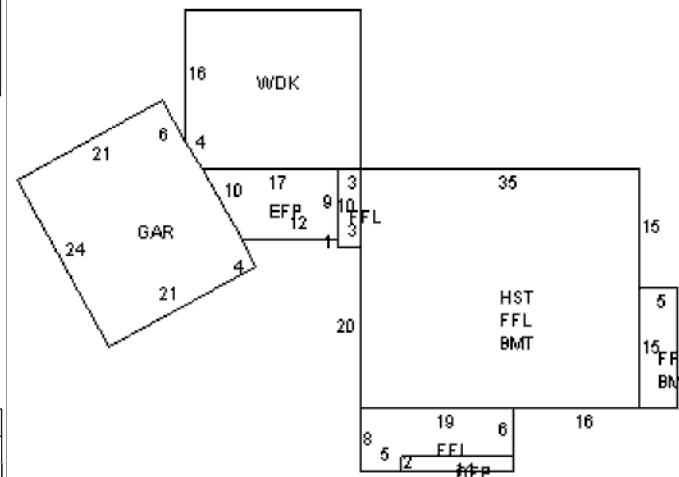
Type:	5 - CAPE		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

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:		Rating:	

COMMENTS

ROLLING TOPO IN REAR 2 DRIVEWAYS HVY TRAFFIC AREA; apt 296B in bmt..

SKETCH

Sum Area By Label :
HST = 1050
FFL = 1279
BMT = 1125
OFF = 28
EFP = 131
GAR = 504
WDK = 436

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

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:	9	BR:	3	Bath:	2	HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	5 - LINO/VINYL	50%	
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

DEPRECIATION

Phys Cond:	FR - Fair	45.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		45.4%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.08259428
Const Adj.:	0.99495000
Adj \$ / SQ:	102.327
Other Features:	48000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	291410
Depreciation:	132300
Depreciated Total:	159110

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

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	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,279	102.330	130,876	
BMT	BASEMENT	1,125	60.120	67,632	
HST	HALF STORY	525	102.330	53,722	
GAR	GARAGE	504	36.000	18,144	
WDK	WOOD DECK	436	17.520	7,638	
EFP	ENCL PORCH	131	36.000	4,716	
OFF	OPEN PORCH	28	15.000	420	
Net Sketched Area:		4,028	Total:	283,148	
Size Ad	1804	Gross Area	4553	FinArea	2817

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	0

IMAGE**AssessPro** Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total: