



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 283 |        | CAMBRIDGE TP, LINCOLN |

**OWNERSHIP**

|           |                               |
|-----------|-------------------------------|
| Owner 1:  | PANETTA TR THERESA J          |
| Owner 2:  |                               |
| Owner 3:  | 283 CAMBRIDGE TP REALTY TRUST |
| Street 1: | 279 CAMBRIDGE TP              |
| Street 2: |                               |
| Twn/City: | LINCOLN                       |
| St/Prov:  | MA Cntry Own Occ: N           |
| Postal:   | 01773-2314 Type:              |

**PREVIOUS OWNER**

|           |                         |
|-----------|-------------------------|
| Owner 1:  | PANETTA THERESA J TR -  |
| Owner 2:  | TJ PANETTA TRUST NO 1 - |
| Street 1: | 283 CAMBRIDGE TP        |
| Twn/City: | LINCOLN                 |
| St/Prov:  | MA Cntry                |
| Postal:   | 01773-2314              |

**NARRATIVE DESCRIPTION**

This Parcel contains 2.797 ACRES of land mainly classified as 013 with a(n) CAPE Building Built about 1960, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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    | 2    | ABV ST |
| s          |      |             |     | Street  | 1    | PAVED  |
| t          |      |             |     | Traffic | 5    | HEAVY  |

**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     |          | 80000       |                    | SQUARE FE | PRIME SITE |           | 0          | 5.5        | 1.000 | R1    |             |           |        |   |        |   |        |   | 440,000         | 325       | 25 |           |        |      | 440,000   |         |
| 101      | ONE FAM     |          | 0.96        |                    | ACRES     | UNDEV      | 0.2       | 0          | 30,000.    | 0.200 | R1    |             |           |        |   |        |   |        |   | 5,760           |           |    |           |        |      | 5,800     | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                     | Land Size | Land Value | Total Value | Legal Description |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|
| 101                     | 266,200        | 15,400                         | 2.337     | 335,800    | 617,400     | 3074              |
| 325                     |                |                                | 0.459     | 110,000    | 110,000     |                   |
| Total Card              |                | 266,200                        | 15,400    | 2.797      | 445,800     | 727,400           |
| Total Parcel            |                | 288,200                        | 16,700    | 2.797      | 445,800     | 750,700           |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: |           | 290.26     | /Parcel:    | 228.45            |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020   | 013 | FV  | 257,100    | 16700     | 2.797     | 385,800    | 659,600     | 659,600       | Year End Roll           | 9/26/2019  |
| 2019   | 013 | FV  | 249,000    | 16700     | 2.797     | 369,000    | 634,700     | 634,700       | Create Final value 2019 | 6/4/2019   |
| 2018   | 013 | FV  | 249,000    | 16700     | 2.797     | 369,000    | 634,700     | 634,700       | Year End Roll           | 9/28/2017  |
| 2017   | 013 | FV  | 242,800    | 16700     | 2.797     | 369,000    | 628,500     | 628,500       | Year End Roll           | 9/29/2016  |
| 2016   | 013 | FV  | 242,300    | 16700     | 2.797     | 358,600    | 617,600     | 617,600       | Year End Roll           | 1/14/2016  |
| 2015   | 013 | FV  | 231,800    | 16700     | 2.797     | 285,800    | 534,300     | 534,300       | Year End                | 10/2/2014  |
| 2014   | 013 | FV  | 236,400    | 10900     | 2.797     | 274,600    | 521,900     | 521,900       | Year End Roll           | 1/23/2014  |
| 2013   | 013 | FV  | 231,600    | 10900     | 2.297     | 266,800    | 509,300     | 509,300       | Year End Roll           | 10/25/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| PANETTA THERESA | 31013-31  |      | 12/29/1999 | CONVENIENC | 250000     | No | No  |       |                 |       |
| PANETTA FRANK   | 20285-378 |      | 12/26/1989 | FAMILY     |            | 0  | No  | No    |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment            |
|-----------|--------|--------|--------|-----|------------|----------|-----------|--------------------|
| 4/5/2011  | 4676   | SHED   | 7,200  | C   |            |          |           | Construct 10x24 sh |
| 6/25/2003 | 2721   | SIGN   |        | C   |            |          |           |                    |
| 7/18/1994 | 528-94 | POOL   | 8,000  | C   | 8/29/1995  |          |           |                    |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 4/26/2018 | MEAS/EXT INS | 622 | K Cuoco   |
| 10/8/2013 | MEAS/EXT INS | 25  | D ERSKINE |
| 6/28/2003 | MEAS/EXT INS | 615 |           |
| 9/15/2001 | M&L COMPLETE | 613 |           |
| 1/18/1996 | MEAS+INSPCTD | 606 |           |
| 8/29/1995 | PERMIT VISIT | 606 |           |
| 8/16/1994 | MEAS/EXT INS | 185 |           |

Sign: VERIFICATION OF VISIT NOT DATA

