



PROPERTY LOCATION

No	Alt No	Direction/Street/City
274		CAMBRIDGE TP, LINCOLN
OWNERSHIP		
Owner 1: SABLE VIVEKANAND		
Owner 2: KITA MICHIKO		
Owner 3:		
Street 1: 274 CAMBRIDGE TP		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2313	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	156,300	4,500	0.930	374,800	535,600	3643
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 314.13						/Parcel: 314.13

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/08/16

PREVIOUS OWNER

Owner 1: SABLE - VIVEKANAND		
Owner 2: -		
Street 1: 274 CAMBRIDGE TP		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2313	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	154,800	4500	.93	323,700	483,000	483,000	Year End Roll	9/26/2019
2019	101	FV	139,500	4500	.93	309,400	453,400	453,400	Create Final value 2019	6/4/2019
2018	101	FV	139,500	4500	.93	309,400	453,400	453,400	Year End Roll	9/28/2017
2017	101	FV	138,000	8700	.93	309,400	456,100	456,100	Year End Roll	9/29/2016
2016	101	FV	136,500	8700	.93	300,600	445,800	445,800	Year End Roll	1/14/2016
2015	101	FV	160,400	8700	.93	238,500	407,600	407,600	Year End	10/2/2014
2014	101	FV	153,500	8700	.93	229,000	391,200	391,200	Year End Roll	1/23/2014
2013	101	FV	150,100	8700	.93	224,900	383,700	383,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SABLE,VIVEKANAN	74645-580		5/11/2020	FAMILY	100	No	No			
PELLETIER,JANE	63276-430		2/14/2014		440000	No	No			
PANETTA ROSEMAR	52137-402		1/27/2009	CONVENIENC	1	No	No			
PANETTA ROSEMAR	46949-424		2/9/2006	FAMILY	99	No	No			
PANETTA ROSEMAR	31198-108		2/1/2000	FAMILY	99	No	No			
PANETTA JAMES J	31198-107		12/17/1999	FAMILY	100	No	No			
PANETTA ROSEMAR	28410-513		4/6/1998	CONVENIENC	99	No	No			DTH CERT 28410-511
FRANKLIN PANETT	8150-62		10/6/1953	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/18/2019	R-19-0145	MANUAL	2,910	C				Install insulation
7/17/2017	6796	WINDOWS	5,650	C	9/28/2017			Reside garage & re
10/27/2011	4911	ROOF		C				re-roof dwelling o
3/16/1998	1357	RENOVATI	15,000	C	6/2/1998			KITCHEN 100% 7/1/9

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2016	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
6/2/1998	MEAS/EXT INS	602	
1/15/1996	MEAS+INSPCTD	606	

NARRATIVE DESCRIPTION
 This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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

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		40510		SQUARE FE	PRIME SITE		0	5.5	1.682	R1									374,842						374,800	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92998	Total SF/SM: 40509.93	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	374,842	Spl Credit	Total:	374,800
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