



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FARRINGTON MEMORIAL INC
Owner 2:	
Owner 3:	
Street 1:	295 CAMBRIDGE TP
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 74.637 ACRES of land mainly classified as CHARITY with a(n) DORMITORY Building Built about 1912, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 0 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
905	CHARITY		72.8		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,184,000						2,184,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	604,000	124,000	74.637	2,824,000	3,552,000
Total Card	604,000	124,000	74.637	2,824,000	3,552,000
Total Parcel	1,168,600	128,700	74.637	2,824,000	4,121,300
Source:	Market Adj Cost	Total Value per SQ unit /Card: 250.48		/Parcel: 186.90	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	06/09/97

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	905	FV	1,176,500	128700	74.637	2,848,000	4,153,200	4,153,200	Year End Roll	9/26/2019
2019	905	FV	1,124,900	128700	74.637	2,830,400	4,084,000	4,084,000	Create Final value 2019	6/4/2019
2018	905	FV	1,124,900	128700	74.637	2,830,400	4,084,000	4,084,000	Year End Roll	9/28/2017
2017	905	FV	1,082,700	128700	74.637	2,824,000	4,035,400	4,035,400	Year End Roll	9/29/2016
2016	905	FV	1,058,300	128700	74.637	2,805,600	3,992,600	3,992,600	Year End Roll	1/14/2016
2015	905	FV	1,026,300	128700	74.637	2,759,200	3,914,200	3,914,200	Year End	10/2/2014
2014	905	FV	1,006,700	128700	74.637	2,720,000	3,855,400	3,855,400	Year End Roll	1/23/2014
2013	905	FV	995,000	128700	74.807	2,709,100	3,832,800	3,832,800	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	3590-493		12/31/1940			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/1/2019	R-19-0006	MANUAL	28,080	C	6/13/2019			Structural repairs
6/4/2018	7094	CELL TOW	2,000	C	6/12/2019			Modify antennas pe
8/14/2017	6825	CELL TOW	150,000	C				Construct 75' cell
6/20/2016	6478	CELL TOW	30,000	C				Modify transmissio
5/6/2016	6423	RENOVATI	21,600	C	5/2/2017			Install hot water
4/8/2016	6384	CELL TOW	15,000	C	2/1/2017			Modify antennas on
3/4/2015	6008	CELL TOW	15,000	C				Modify antenna on
9/18/2012	5163	RENOVATI	15,000	C				alter an existin a
7/5/2011	4782	RENOVATI	27,500	C				FARMHOUSE-INTER KI
5/12/2011	4726	MANUAL	4,800	C				additional equipme

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/29/2012	PERMIT VISIT	618	G BOURGAULT
4/1/2008	CERT OF OCC	10	MARK R
6/9/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	48 7 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

