



PROPERTY LOCATION

No	Alt No	Direction/Street/City
258		CAMBRIDGE TP, LINCOLN
OWNERSHIP		
Owner 1: MORIZIO TR MICHAEL P		
Owner 2:		
Owner 3: LOT 4 LINCOLN NOMINEE TRUST		
Street 1: 64 LESLIE RD		
Street 2:		
Twn/City: WALTHAM		
St/Prov:	MA	Cntry: Own Occ:
Postal:	02451	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
130			3.390	449,300	449,300	682.00
Total Card			3.390	449,300	449,300	Entered Lot Size
Total Parcel			3.390	449,300	449,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date

PREVIOUS OWNER

Owner 1: MORIZIO MICHAEL P -		
Owner 2: -		
Street 1: 290 ANAWAN STREET		
Twn/City: REHOBOTH		
St/Prov:	MA	Cntry:
Postal:	02769	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	130	FV		0	3.39	389,300	389,300	389,300	Year End Roll	9/26/2019
2019	130	FV		0	3.39	372,500	372,500	372,500	Create Final value 2019	6/4/2019
2018	130	FV		0	3.39	372,500	372,500	372,500	Year End Roll	9/28/2017
2017	130	FV		0	3.39	372,500	372,500	372,500	Year End Roll	9/29/2016
2016	130	FV		0	3.39	362,100	362,100	362,100	Year End Roll	1/14/2016
2015	130	FV		0	3.39	289,300	289,300	289,300	Year End	10/2/2014
2014	130	FV		0	3.39	278,100	278,100	278,100	Year End Roll	1/23/2014
2013	130	FV		0	3.39	273,300	273,300	273,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORIZIO MICHAEL	56702-72		4/6/2011	FAMILY		10	No	No		
HOBBS BROOK FAR	50188-90		10/3/2007		375000	Yes	No			
VENIER, ANTHONY	25411-139		6/15/1995	OTHER	820000	No	No		parcel 31-2-0 also	
ETTORE VENIER	15720-195		8/3/1984	FAMILY	200300	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 3.39 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FE	PRIME SITE		0	5.5	1.000	R1									440,000						440,000	
130	LAND		1.5532		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									9,319						9,300	Wetland

Total AC/HA:	3.38975	Total SF/SM:	147657.52	Parcel LUC:	130 LAND	Prime NB Desc:	RES CAT 1	Total:	449,319	SpI Credit:		Total:	449,300
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