

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

Total Card / Total Parcel

709,400 / 709,400

USE VALUE:

709,400 / 709,400

ASSESSED:

709,400 / 709,400

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEXINGTON RD DEVEL LMTD PART -
Owner 2:	-
Street 1:	C/O ROY BARR
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

NARRATIVE DESCRIPTION

This Parcel contains 3.067 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 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	8.76	1.00	R2									700,800						700,800	
905	CHARITY		1.23		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									8,610						8,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	3.067			709,400	709,400
Total Card		3.067		709,400	709,400
Total Parcel		3.067		709,400	709,400
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV		0	3.067	702,200	702,200		Year End Roll	12/2/2024
2024	905	FV		0	3.067	687,400	687,400		Year end	11/9/2023
2023	905	FV		0	3.067	647,400	647,400	647,400	Year end	11/3/2022
2022	905	FV		0	3.067	587,400	587,400	587,400	Year End Roll	10/19/2021
2021	905	FV		0	3.067	507,400	507,400	507,400	Year End Roll	10/15/2020
2020	905	FV		0	3.067	515,400	515,400	515,400	Year End Roll	9/26/2019
2019	905	FV		0	3.067	498,600	498,600	498,600	Create Final va	6/4/2019
2018	905	FV		0	3.067	498,600	498,600	498,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEXINGTON RD DE	63287-186		2/19/2014	INVOLV CHARI	99	No	No		SOLD WITH PARCEL 129-3-0
JOHNSON ROLLIN,	32249-31		1/17/2001		2,475,000	No	No		
BOWLES MABEL LO	23773-472		10/15/1993	CHANGE IN US	585,000	No	No		
WHEELER HERMAN	N/A		9/21/1945	OTHER		No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	34 4 5
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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	19:07:41

LAST REV

Date	Time
04/20/14	13:46:55

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