



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		MARY'S WAY, LINCOLN

OWNERSHIP

Owner 1:	MORRISSEY TR JOHN N
Owner 2:	
Owner 3:	ORIOLE FARM TRUST
Street 1:	16 WHITE ROAD
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry Own Occ: Y
Postal:	01778 Type:

PREVIOUS OWNER

Owner 1:	MORRISSEY J NEIL -
Owner 2:	MORRISSEY MARY F -
Street 1:	23 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1813

NARRATIVE DESCRIPTION

This Parcel contains 3. ACRES of land mainly classified as RELAYTW with a(n) N/A Building Built about , Having Primarily N/A Exterior and N/A Roof Cover, with 0 Units, 0 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	R1	Residential	100	U		
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
431	RELAYTW		4879		SQUARE FE	PRIME SITE		0	4.54	9.000	R1									199,356						199,400	
431	RELAYTW		2.888		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									86,640						86,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
431		90,000	3.000	286,000	376,000	Formerly 23 Cambridge Turnpike	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
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
2018	431	FV		90000	3.	286,000	376,000	376,000	Year End Roll	9/28/2017
2017	041	FV		90000	3.	286,000	376,000	376,000	Year End Roll	9/29/2016
2016	041	FV		90000	3.	280,200	370,200	370,200	Year End Roll	1/14/2016
2015	041	FV		90000	3.	240,300	330,300	330,300	Year End	10/2/2014
2014	041	FV		90000	3.	234,100	324,100	324,100	Year End Roll	1/23/2014
2013	041	FV		90000	3.	231,500	321,500	321,500	Year End Roll	10/25/2012
2012	041	FV		95200	3.	276,900	372,100	372,100	Year End	1/26/2012
2011	041	FV		95200	2.997	300,100	395,300	395,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORRISSEY J NEI	48132-413		9/7/2006	FAMILY		0	No	No		
	10649-344		9/19/1964			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/6/2017	6933	CELL TOW	15,000	C	4/5/2018			Modify antenna per
12/5/2017	6931	CELL TOW	62,000	C				Modify transmissio
11/13/2015	6286	CELL TOW	62,000	C				Swap 6 of 12 anten
11/30/2012	5256	MANUAL	12,000	C				switch 6 antennas
12/21/2009	4360	MANUAL	10,000	C	8/5/2010			new Verizon cell t
6/1/2006	3451	MANUAL	38,000	C	5/23/2007			Install comm. faci
2/18/2004	2853	MANUAL	125,000	C	6/12/2004			91ft tree cellular

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2016	MEAS/EXT INS	4	JG
5/23/2007	PERMIT VISIT	100	B MORGAN
3/14/2005	MEAS/EXT INS	600	PA
6/12/2004	MEAS/EXT INS	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

