



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MILLER TR DAVID A
Owner 2:	YAGJIAN TR JOHN
Owner 3:	C/O DAVID SEGAL
Street 1:	11 MARY'S WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	YAGJIAN, ESTATE OF -
Owner 2:	JOHN J YAGJIAN EXECUTOR -
Street 1:	15 DAMON RD
Twn/City:	MEDFORD
St/Prov:	MA Cntry
Postal:	02155-2902

**NARRATIVE DESCRIPTION**

This Parcel contains 9.897 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
431	RELAYTW		80000		SQUARE FE	PRIME SITE		0	4.54	0.850	R1			LOCATIO	-15					308,720						308,700	
431	RELAYTW		8.06		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									241,800						241,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
431		187,700	9.897	550,500	738,200	517	0
							GIS Ref
							GIS Ref
							Insp Date
							11/15/16
Total Card		187,700	9.897	550,500	738,200	Entered Lot Size	
Total Parcel		187,700	9.897	550,500	738,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A			/Parcel: N/A		Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	431	FV		187700	9.897	550,500	738,200	738,200	Year End Roll	9/28/2017
2017	431	FV		187700	9.897	550,500	738,200	738,200	Year End Roll	9/29/2016
2016	431	FV		187700	9.897	541,700	729,400	729,400	Year End Roll	1/14/2016
2015	431	FV		187700	9.897	521,800	709,500	709,500	Year End	10/2/2014
2014	431	FV		187700	9.897	510,600	698,300	698,300	Year End Roll	1/23/2014
2013	431	FV		187700	10.207	515,100	702,800	702,800	Year End Roll	10/25/2012
2012	431	FV		185700	10.21	527,900	713,600	713,600	Year End	1/26/2012
2011	431	FV		185700	10.21	561,300	747,000	747,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YAGJIAN, ESTATE	31167-509		2/28/2000		400000	Yes	No			
	8068-419		5/19/1953		5000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/23/2018	7139	CELL TOW	25,000	C				Modify antennas on
10/5/2016	6576	MANUAL	8,000	C	7/27/2017			Add 3 antenna per
7/18/2012	5100	SHED	20,000	C				replace antennas &
11/8/2011	4929	CELL TOW	15,000	C				stallation of ante
12/13/2007	3840	MANUAL	20,000	C				replace 6 antennas
5/11/2007	3679	MANUAL	75,000	C				replace antenna on
3/25/2005	3146	MANUAL	6,500	C	3/31/2005			rep antennas on ce
11/9/2003	2811	MANUAL	43,000	C	3/14/2005			communication shel
1/28/2003	2633	MANUAL	100,000	C	6/27/2003			cell tower 6/27 35

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/15/2016	MEAS/EXT INS	4	JG
5/23/2007	PERMIT VISIT	100	B MORGAN
3/31/2005	MEAS/EXT INS	600	PA
3/14/2005	MEAS/EXT INS	600	PA
6/27/2003	MEAS/EXT INS	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

