



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		LEXINGTON RD, LINCOLN

OWNERSHIP

Owner 1:	FLINT TR EPHRAIM B
Owner 2:	WEIR TR MARGARET M
Owner 3:	CHARLES I REAL ESTATE TRUST
Street 1:	PO BOX 6034
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 32.78 ACRES of land mainly classified as PASTURE

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
718	PASTURE		71874		SQUARE FE	PRIME SITE		0	6.78	1.079	R3									525,872			0.0044			316	
718	PASTURE		8.813		ACRES	AGRICULTURA		0	30,000.	1.000	R3									264,390			192			1,692	
722	NONPROD		20.481		ACRES	AGRICULTURA		0	30,000.	1.000	R3									614,430			40			819	
718	PASTURE		1.836		ACRES	AGRICULTURA		0	30,000.	1.000	R3									55,080			192			353	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
718			12.299	2,361	2,361		
722			20.481	819	819		
Total Card			32.780	3,180	3,180		Entered Lot Size
Total Parcel			32.780	3,180	3,180	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	718	FV		0	32.78	1,459,772	1,459,772	3,280	Year End Roll	9/28/2017
2017	718	FV		0	32.78	1,430,298	1,430,298	3,280	Year End Roll	9/29/2016
2016	718	FV		0	32.78	1,415,561	1,415,561	2,782	Year End Roll	1/14/2016
2015	718	FV		0	32.78	1,379,883	1,379,883	2,782	Year End	10/2/2014
2014	718	FV		0	32.78	1,333,345	1,333,345	2,782	Year End Roll	1/23/2014
2013	718	FV		0	32.78	1,321,711	1,321,711	2,782	Year End Roll	10/25/2012
2012	718	FV		0	32.78	1,923,659	1,923,659	2,008	Year End	1/26/2012
2011	718	FV		0	34.299	2,014,215	2,014,215	2,052	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLINT WARREN F	22842-053		1/20/1993	FAMILY		0 No	No			

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

