



**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	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

**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	6.14	1.000	R2									491,200						491,200	
905	CHARITY		1.23		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									7,380						7,400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			3.067	498,600	498,600	741	0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			3.067	498,600	498,600	Entered Lot Size	
Total Parcel			3.067	498,600	498,600	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	905	FV		0	3.067	498,600	498,600	498,600	Year End Roll	9/28/2017
2017	905	FV		0	3.067	484,200	484,200	484,200	Year End Roll	9/29/2016
2016	905	FV		0	3.067	484,200	484,200	484,200	Year End Roll	1/14/2016
2015	905	FV		0	3.067	411,400	411,400	411,400	Year End	10/2/2014
2014	130	FV		0	3.067	369,800	369,800	369,800	Year End Roll	1/23/2014
2013	130	FV		0	3.067	359,400	359,400	359,400	Year End Roll	10/25/2012
2012	130	FV		0	3.067	447,400	447,400	447,400	Year End	1/26/2012
2011	130	FV		0	3.067	454,600	454,600	454,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	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		2475000	No	No			
BOWLES MABEL LO	23773-472		10/15/1993	CHANGE IN US	585000	No	No			
WHEELER HERMAN	N/A		9/21/1945	OTHER	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 \_\_\_/\_\_\_/\_\_\_

