



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		WESTON RD, 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:	RURAL LAND FOUNDATION INC -
Owner 2:	-
Street 1:	PO BOX 6328
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 14.736 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		
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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
905	CHARITY		12.899		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									386,970						387,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
905			14.736	1,187,000	1,187,000	3603.00
Total Card			14.736	1,187,000	1,187,000	Entered Lot Size
Total Parcel			14.736	1,187,000	1,187,000	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
2019	905	FV		0	14.736	1,183,800	1,183,800	1,183,800	Create Final value 2019	6/4/2019
2018	905	FV		0	14.736	1,183,800	1,183,800	1,183,800	Year End Roll	9/28/2017
2017	905	FV		0	14.736	1,183,800	1,183,800	1,183,800	Year End Roll	9/29/2016
2016	905	FV		0	14.736	1,131,800	1,131,800	1,131,800	Year End Roll	1/14/2016
2015	905	FV		0	14.736	1,076,600	1,076,600	1,076,600	Year End	10/2/2014
2014	905	FV		0	14.736	1,067,000	1,067,000	1,067,000	Year End Roll	1/23/2014
2013	905	FV		0	14.736	1,047,000	1,047,000	1,047,000	Year End Roll	10/25/2012
2012	905	FV		0	14.736	1,067,000	1,067,000	1,067,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RURAL LAND FOUN	30982-103		12/20/1999	INVOLV CHARI		1	Yes	No		
HUNSAKER LAND C	30982-88		12/14/1999	INVOLV CHARI	2000000		Yes	No		
HUNSAKER JEROME	17822-508		1/29/1987	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 \_\_\_/\_\_\_/\_\_\_

