



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 Infl	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	4.75	0.850	R1			LOCATIO	-15					323,000						323,000	
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	564,800	752,500	517	0
Total Card							187,700 9.897 564,800 752,500
Total Parcel							187,700 9.897 564,800 752,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel:		N/A N/A	Insp Date
							11/15/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	431	FV		187700	9.897	550,500	738,200	738,200	Create Final value 2019	6/4/2019
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

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	
3/31/2005	MEAS/EXT INS	600	
3/14/2005	MEAS/EXT INS	600	
6/27/2003	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA

