



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	6.25	1.000	R2									500,000						500,000	
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
905			3.067	507,400	507,400	741
Total Card			3.067	507,400	507,400	Entered Lot Size
Total Parcel			3.067	507,400	507,400	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
2020	905	FV		0	3.067	515,400	515,400	515,400	Year End Roll	9/26/2019
2019	905	FV		0	3.067	498,600	498,600	498,600	Create Final value 2019	6/4/2019
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

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 ___/___/___

