



**Patriot**  
Properties Inc.

**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:
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 4.646 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		1.724		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									51,720						51,700	
905	CHARITY		2.922		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									17,532						17,500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			4.646	69,200	69,200	See Plan No. 1641 of 2006 - Open Land Parcel	0
							GIS Ref
							GIS Ref
Total Card			4.646	69,200	69,200	Entered Lot Size	
Total Parcel			4.646	69,200	69,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Insp Date
						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	4.646	69,200	69,200	69,200	Year End Roll	9/26/2019
2019	905	FV		0	4.646	69,200	69,200	69,200	Create Final value 2019	6/4/2019
2018	905	FV		0	4.646	69,200	69,200	69,200	Year End Roll	9/28/2017
2017	905	FV		0	4.646	69,200	69,200	69,200	Year End Roll	9/29/2016
2016	905	FV		0	4.646	69,200	69,200	69,200	Year End Roll	1/14/2016
2015	905	FV		0	4.646	69,200	69,200	69,200	Year End	10/2/2014
2014	132	FV		0	4.646	69,200	69,200	69,200	Year End Roll	1/23/2014
2013	132	FV		0	4.646	69,200	69,200	69,200	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 129-4-0
JOHNSON ROLLIN,	32249-31		1/17/2001		2475000	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 \_\_\_/\_\_\_/\_\_\_

