



PROPERTY LOCATION

No	Alt No	Direction/Street/City
295		CAMBRIDGE TP, LINCOLN
Unit #:		
Owner 1: FARRINGTON MEMORIAL INC		
Owner 2:		
Owner 3:		
Street 1: 295 CAMBRIDGE TP		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	625,600	124,000	74.637	2,868,800	3,618,400
Total Card 625,600 124,000 74.637 2,868,800 3,618,400					
Total Parcel 1,149,100 128,700 74.637 2,868,800 4,146,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 255.17		/Parcel: 188.05	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	06/09/97
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OWNERSHIP

Owner 1: FARRINGTON MEMORIAL INC		
Owner 2:		
Owner 3:		
Street 1: 295 CAMBRIDGE TP		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773	Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	905	FV	1,168,600	128700	74.637	2,824,000	4,121,300	4,121,300	Year End Roll	10/15/2020
2020	905	FV	1,176,500	128700	74.637	2,848,000	4,153,200	4,153,200	Year End Roll	9/26/2019
2019	905	FV	1,124,900	128700	74.637	2,830,400	4,084,000	4,084,000	Create Final value 2019	6/4/2019
2018	905	FV	1,124,900	128700	74.637	2,830,400	4,084,000	4,084,000	Year End Roll	9/28/2017
2017	905	FV	1,082,700	128700	74.637	2,824,000	4,035,400	4,035,400	Year End Roll	9/29/2016
2016	905	FV	1,058,300	128700	74.637	2,805,600	3,992,600	3,992,600	Year End Roll	1/14/2016
2015	905	FV	1,026,300	128700	74.637	2,759,200	3,914,200	3,914,200	Year End	10/2/2014
2014	905	FV	1,006,700	128700	74.637	2,720,000	3,855,400	3,855,400	Year End Roll	1/23/2014

Parcel ID 132 25 0

PRINT

Date	Time
09/30/21	19:21:18

LAST REV

Date	Time
06/29/20	14:58:11

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	Type:

NARRATIVE DESCRIPTION

This Parcel contains 74.637 ACRES of land mainly classified as CHARITY with a(n) DORMITORY Building Built about 1912, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 0 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	3590-493		12/31/1940			No	No			

TAX DISTRICT

PAT ACCT.

blakeley	1384
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/1/2019	R-19-0006	MANUAL	28,080	C	6/13/2019			Structural repairs
6/4/2018	7094	CELL TOW	2,000	C	6/12/2019			Modify antennas pe
8/14/2017	6825	CELL TOW	150,000	C				Construct 75' cell
6/20/2016	6478	CELL TOW	30,000	C				Modify transmissio
5/6/2016	6423	RENOVATI	21,600	C	5/2/2017			Install hot water
4/8/2016	6384	CELL TOW	15,000	C	2/1/2017			Modify antennas on
3/4/2015	6008	CELL TOW	15,000	C				Modify antenna on
9/18/2012	5163	RENOVATI	15,000	C				alter an existin a
7/5/2011	4782	RENOVATI	27,500	C				FARMHOUSE-INTER KI
5/12/2011	4726	MANUAL	4,800	C				additional equipme

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2012	PERMIT VISIT	618	G BOURGAULT
4/1/2008	CERT OF OCC	10	MARK R
6/9/1997	MEAS/EXT INS	602	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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	8.56	1.000	R4									684,800						684,800	
905	CHARITY		72.8		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,184,000						2,184,000	

Sign: VERIFICATION OF VISIT NOT DATA

