



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN
Unit #:		
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	7.25	1.000	R2									580,000						580,000	
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	587,400	587,400	741
Total Card			3.067	587,400	587,400	Entered Lot Size
Total Parcel			3.067	587,400	587,400	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
2021	905	FV		0	3.067	507,400	507,400	507,400	Year End Roll	10/15/2020
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

**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		2,475,000	No	No			
BOWLES MABEL LO	23773-472		10/15/1993	CHANGE IN US	585,000	No	No			
WHEELER HERMAN	N/A		9/21/1945	OTHER		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      / /

