



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 Influ	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
905			4.646	69,200	69,200	See Plan No. 1641 of 2006 - Open Land Parcel
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		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	4.646	69,200	69,200	69,200	Year End Roll	10/15/2020
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

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		2,475,000	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 ___/___/___

Total AC/HA:	4.64600	Total SF/SM:	202379.75	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 1	Total:	69,252	Spl Credit:		Total:	69,200
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