

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		MARY'S WAY, LINCOLN

OWNERSHIP

Owner 1:	MILLER TR DAVID A
Owner 2:	YAGJIAN TR JOHN
Owner 3:	C/O DAVID SEGAL
Street 1:	11 MARY'S WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	YAGJIAN, ESTATE OF -
Owner 2:	JOHN J YAGJIAN EXECUTOR -
Street 1:	15 DAMON RD
Twn/City:	MEDFORD
St/Prov:	MA Cntry
Postal:	02155-2902

NARRATIVE DESCRIPTION

This parcel contains 9.896 ACRES of land mainly classified as with a N/A Building built about , having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
431	RELAYTW		2500		SQUARE FE	PRIME SITE		0	20.23	5.00	CV	1.00								252,875						252,900	CELL TOWER SITE
431	RELAYTW		2500		SQUARE FE	PRIME SITE		0	20.23	5.00	CV	1.00								252,875						252,900	
132	UNDEV		9.781		ACRES	EXCESS ACRE		0	35,000.	1.00	CV	1.00								342,335						342,300	

Total AC/HA:	9.89578	Total SF/SM:	431060	Parcel LUC:	041	Prime NB Desc	COMM VG	Total:	848,085	SpI Credit		Total:	848,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
431	0.115		123,400	505,800	629,200
132	9.781			342,300	342,300
Total Card	9.896		123,400	848,100	971,500
Total Parcel	9.896		123,400	848,100	971,500

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	041	FV		241700	9.896	833,300	1,075,000		Year End Roll	12/2/2024
2024	041	FV		241700	9.896	774,600	1,016,300		Year end	11/9/2023
2023	041	FV		241700	9.896	731,000	972,700	972,700	Year end	11/3/2022
2022	041	FV		187700	9.896	731,000	918,700	918,700	Year End Roll	10/19/2021
2021	431	FV		187700	9.897	941,800	1,129,500	1,129,500	Year End Roll	10/15/2020
2020	431	FV		187700	9.897	564,800	752,500	752,500	Year End Roll	9/26/2019
2019	431	FV		187700	9.897	550,500	738,200	738,200	Create Final va	6/4/2019
2018	431	FV		187700	9.897	550,500	738,200	738,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YAGJIAN, ESTATE	31167-509		2/28/2000		400,000	Yes	No		
	8068-419		5/19/1953		5,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2022	C-22-0023	CELL TOW	42,000	O				Decommission & rem
7/23/2018	7139	CELL TOW	25,000	C				Modify antennas on
10/5/2016	6576	MANUAL	8,000	C	7/27/2017			Add 3 antenna per
7/18/2012	5100	SHED	20,000	C				replace antennas &
11/8/2011	4929	CELL TOW	15,000	C				stallation of ante
12/13/2007	3840	MANUAL	20,000	C				replace 6 antennas
5/11/2007	3679	MANUAL	75,000	C				replace antenna on
3/25/2005	3146	MANUAL	6,500	C	3/31/2005			rep antennas on ce
11/9/2003	2811	MANUAL	43,000	C	3/14/2005			communication shel
1/28/2003	2633	MANUAL	100,000	C	3/14/2005			cell tower 6/27 35

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2025	FIELDREV CHG	7	SB
11/15/2016	MEAS/EXT INS	4	JG
5/23/2007	PERMIT VISIT	100	
3/31/2005	MEAS/EXT INS	600	
3/14/2005	MEAS/EXT INS	600	
6/27/2003	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	24 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	15:33:06

LAST REV

Date	Time
01/27/25	10:18:03

apro	950
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