



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		PAGE RD, LINCOLN

OWNERSHIP

Owner 1:	DOBLER KLAUS
Owner 2:	DOBLER IWONA
Owner 3:	
Street 1:	103 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2317 Type:

PREVIOUS OWNER

Owner 1:	GENTILE TR - KATHLEEN P
Owner 2:	-
Street 1:	103 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2317

NARRATIVE DESCRIPTION

This parcel contains 1.01 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1960, having primarily VINYL Exterior and 2250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
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
101	ONE FAM		43995		SQUARE FE	PRIME SITE		0	7.25	1.57	R1									501,689						501,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.010	334,900	700	501,700	837,300
Total Card 1.010 334,900 700 501,700 837,300					
Total Parcel 1.010 334,900 700 501,700 837,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		372.13	/Parcel: 372.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	313,700	600	1.01	472,600	786,900		Year End Roll	12/2/2024
2024	101	FV	311,900	600	1.01	463,600	776,100		Year end	11/9/2023
2023	101	FV	272,400	600	1.01	484,400	757,400	757,400	Year end	11/3/2022
2022	101	FV	239,200	600	1.01	438,000	677,800	677,800	Year End Roll	10/19/2021
2021	101	FV	228,600	600	1.01	380,600	609,800	609,800	Year End Roll	10/15/2020
2020	101	FV	204,400	600	1.01	328,700	533,700	533,700	Year End Roll	9/26/2019
2019	101	FV	198,800	600	1.01	314,200	513,600	513,600	Create Final va	6/4/2019
2018	101	FV	198,800	600	1.01	314,200	513,600	513,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GENTILE TR,KATH	73781-361		12/6/2019		645,000	No	No		
JOSEPH F. GENTI	21565-536		11/26/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2020	R-20-0155	MANUAL	5,131	C				Install insulation
12/7/2004	3102	MANUAL	10,000	C	5/14/2005			rem sliding dr & i

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	MEAS+INSPCTD	618	G BOURGAULT
1/11/2011	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS/EXT INS	615	
5/15/1999	M&L COMPLETE	602	
5/18/1996	MEAS+INSPCTD	606	
9/29/1995	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

