

132

30

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

811,600 /

811,600 /

811,600 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

811,600 /

811,600 /

ASSESSED:

811,600 /

811,600 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PANETTA JR RICHARD J
Owner 2:	PANETTA HEATHER M
Owner 3:	PANETTA RACHEL
Street 1:	99 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2301 Type:

PREVIOUS OWNER

Owner 1:	PANETTA RICHARD J JR -
Owner 2:	PANETTA RACHEL -
Street 1:	99 PAGE RD RFD #3
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2301

NARRATIVE DESCRIPTION

This parcel contains .96 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1953, having primarily STUCCO Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

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		41817		SQUARE FE	PRIME SITE		0	8.76	1.64	R2									600,456						600,500	

Total AC/HA:	0.95999	Total SF/SM:	41817	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	600,456	SpI Credit	Total:	600,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.960	209,900	1,200	600,500	811,600
Total Card	0.960	209,900	1,200	600,500	811,600
Total Parcel	0.960	209,900	1,200	600,500	811,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	517.60	/Parcel:	517.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	196,600	1100	.96	594,300	792,000		Year End Roll	12/2/2024
2024	101	FV	191,000	1100	.96	582,600	774,700		Year end	11/9/2023
2023	101	FV	165,000	1100	.96	548,400	714,500	714,500	Year end	11/3/2022
2022	101	FV	147,200	1100	.96	497,000	645,300	645,300	Year End Roll	10/19/2021
2021	101	FV	137,300	1100	.96	428,400	566,800	566,800	Year End Roll	10/15/2020
2020	101	FV	121,200	1100	.96	435,300	557,600	557,600	Year End Roll	9/26/2019
2019	101	FV	117,400	1100	.96	420,900	539,400	539,400	Create Final va	6/4/2019
2018	101	FV	117,400	1100	.96	420,900	539,400	539,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANETTA RICHARD	42696-504		5/4/2004	CONVENIENC	100	No	No		
PANETTE RITA I,	28935-193		6/23/1998	OTHER	99	No	No		estate sale
EST. S. PANETTA	8028-305		2/19/1953			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	EXTRIOR ONLY	6	JN
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
5/15/1999	M&L COMPLETE	602	
12/21/1995	MEAS+INSPCTD	606	
4/14/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33 23 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:	

!1150!

PRINT

Date	Time
09/26/25	15:53:54

LAST REV

Date	Time
12/18/24	14:47:23

apro 1150

