

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LI YAOJUN
Owner 2:	GUO XIN
Owner 3:	
Street 1:	96 PAGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KAHN - DAVID
Owner 2:	PARHAM - ANNELISE
Street 1:	4 BEACON AVENUE
Twn/City:	CAMDEN
St/Prov:	ME Cntry
Postal:	04843

NARRATIVE DESCRIPTION

This parcel contains 2.07 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1977, having primarily CLAPBOARD Exterior and 3439 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.233		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									8,155						8,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.070	644,200	800	806,600	1,451,600
Total Card 2.070 644,200 800 806,600 1,451,600					
Total Parcel 2.070 644,200 800 806,600 1,451,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 422.10		/Parcel: 422.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	608,400	700	2.07	783,400	1,392,500		Year End Roll	12/2/2024
2024	101	FV	412,500	700	2.07	681,700	1,094,900		Year end	11/9/2023
2023	101	FV	409,600	700	2.07	641,700	1,052,000	1,052,000	Year end	11/3/2022
2022	101	FV	363,600	700	2.07	581,700	946,000	946,000	Year End Roll	10/19/2021
2021	101	FV	347,000	700	2.07	501,700	849,400	849,400	Year End Roll	10/15/2020
2020	101	FV	344,100	700	2.07	509,700	854,500	854,500	Year End Roll	9/26/2019
2019	101	FV	326,800	700	2.07	492,900	820,400	820,400	Create Final va	6/4/2019
2018	101	FV	326,800	700	2.07	492,900	820,400	820,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAHN,DAVID	81838-74		8/1/2023		1,550,000	No	No		
COOMBS,DANA M	67329-589		5/27/2016		875,000	No	No		
PAUL DORIAN	21509-583		10/31/1991		280,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2023	R-23-0260	INSULATI	10,791	C				Insulate attic
4/17/2019	SH-19-0008	SHEET MT	40,000	C				Sheet metal work t
12/5/2000	2143	ROOF		C	6/30/2001			
3/18/1996	912-96	FINISH B	5,000	C	6/19/1996			
2/15/1994	427	RENOVATI	9,000	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
6/30/1999	M&L EXTERIOR	602	
9/29/1995	MEAS+INSPCTD	606	
9/5/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 47 3 2

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:

