

PROPERTY LOCATION

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

OWNERSHIP

Owner 1: HOWLAND III WESTON
 Owner 2: HOWLAND SUSANAH B
 Owner 3:

Street 1: 40 PAGE RD
 Street 2:

Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: N
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	3.460			121,100	121,100
Total Card		3.460		121,100	121,100
Total Parcel		3.460		121,100	121,100
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
Entered Lot Size	
Total Land:	
Land Unit Type:	



Patriot Properties Inc.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	3.46	121,100	121,100		Year End Roll	12/2/2024
2024	132	FV		0	3.46	103,800	103,800		Year end	11/9/2023
2023	132	FV		0	3.46	103,800	103,800	103,800	Year end	11/3/2022
2022	132	FV		0	3.46	103,800	103,800	103,800	Year End Roll	10/19/2021
2021	132	FV		0	3.46	103,800	103,800	103,800	Year End Roll	10/15/2020
2020	132	FV		0	3.46	103,800	103,800	103,800	Year End Roll	9/26/2019
2019	132	FV		0	3.46	103,800	103,800	103,800	Create Final va	6/4/2019
2018	132	FV		0	3.46	103,800	103,800	103,800	Year End Roll	9/28/2017

Parcel ID 145 16 0

!1413!

PRINT

Date	Time
09/26/25	16:22:32

LAST REV

Date	Time
05/14/12	14:54:51

apro	1413
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USER DEFINED

Prior Id # 1:	50 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:	

PREVIOUS OWNER

Owner 1: TUBMAN H ALAN TR -
Owner 2: PISCATAWAY REALTY TRUST -
Street 1: 75 FEDERAL ST STE 1100
Twn/City: BOSTON
St/Prov: MA Cntry
Postal: 02110-1911

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUBMAN H ALAN T	38289-173		3/12/2003	CONVENIENC	10	No	No		
HORNE BENJAMIN	21185-131		5/29/1991		55,000	No	No		

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION

This Parcel contains 3.46 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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

Sign: VERIFICATION OF VISIT NOT DATA

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
132	UNDEV		3.45955		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									121,084						121,100	Unbuildable

Total AC/HA:	3.45955	Total SF/SM:	150698	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 3	Total:	121,084	SpI Credit:		Total:	121,100
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