



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SPITZ MARY REBECCA		
Owner 2:			
Owner 3:			
Street 1:	44 PAGE RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	KNOLLMEYER CHRISTOPHER J -		
Owner 2:	-		
Street 1:	50 PAGE ROAD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-6241		

NARRATIVE DESCRIPTION

This parcel contains 1.38 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1951, having primarily WOOD Exterior and 2516 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 7 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		60112.2		SQUARE FE	PRIME SITE		0	9.98	1.23	R3									738,855						738,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.380	416,500		738,900	1,155,400
Total Card 1.380 416,500 738,900 1,155,400					
Total Parcel 1.380 416,500 738,900 1,155,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 459.22		/Parcel: 459.22	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	383,200	0	1.38	717,400	1,100,600		Year End Roll	12/2/2024
2024	101	FV	378,900	0	1.38	703,300	1,082,200		Year end	11/9/2023
2023	101	FV	327,500	0	1.38	647,800	975,300	975,300	Year end	11/3/2022
2022	101	FV	295,000	0	1.38	585,600	880,600	880,600	Year End Roll	10/19/2021
2021	101	FV	277,400	0	1.38	518,200	795,600	795,600	Year End Roll	10/15/2020
2020	101	FV	272,800	0	1.38	518,200	791,000	791,000	Year End Roll	9/26/2019
2019	101	FV	270,500	0	1.38	501,900	772,400	772,400	Create Final va	6/4/2019
2018	101	FV	270,500	0	1.38	501,900	772,400	772,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNOLLMEYER CHRI	50109-268		9/17/2007		929,000	No	No		
BROWN-CAZORT	47068-20		3/6/2006		755,000	No	No		
EDWARD K. DUNHA	13461-131		6/12/1978		112,700	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2015	6219	ROOF	39,797	C				Strip and re-roof
1/5/2010	4367	RENOVATI	15,000	C				install 11 replace

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
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	

Sign: VERIFICATION OF VISIT NOT DATA

