

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NALLICHERI TR NARAYAN V
Owner 2:	NALLICHERI TR MELANIE I
Owner 3:	NALLICHERI FAMILY LIVING TRUST
Street 1:	69 PAGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAWKINS TR - DEBORAH A
Owner 2:	-
Street 1:	C-O DAINTREE
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02110

NARRATIVE DESCRIPTION

This parcel contains 11.937 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2008, having primarily WOOD SHING Exterior and 7726 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 4 HalfBaths, 10 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	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		7.312		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									329,040						329,000	
101	ONE FAM		2.7882		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									25,094						25,100	Wetland

Total AC/HA:	11.93675	Total SF/SM:	519965	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,477,334	SpI Credit	Total:	1,477,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11.937	3,559,700		1,477,300	5,037,000
Total Card	11.937	3,559,700		1,477,300	5,037,000
Total Parcel	11.937	3,559,700		1,477,300	5,037,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	652.00	/Parcel:	652.00

Legal Description	User Acct
3004.00	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	3,198,800	0	11.937	1,355,400	4,554,200		Year End Roll	12/2/2024
2024	101	FV	3,134,300	0	11.937	1,236,100	4,370,400		Year end	11/9/2023
2023	101	FV	2,702,600	0	11.937	1,216,100	3,918,700	3,918,700	Year end	11/3/2022
2022	101	FV	2,386,600	0	11.937	1,157,700	3,544,300	3,544,300	Year End Roll	10/19/2021
2021	101	FV	2,199,300	0	11.937	1,196,100	3,395,400	3,395,400	Year End Roll	10/15/2020
2020	101	FV	2,161,900	0	11.937	1,156,100	3,318,000	3,318,000	Year End Roll	9/26/2019
2019	101	FV	2,143,100	0	11.937	1,131,300	3,274,400	3,274,400	Create Final va	6/4/2019
2018	101	FV	2,143,100	0	11.937	1,131,300	3,274,400	3,274,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAWKINS TR,DEBO	68515-451		12/1/2016		3,850,000	No	No		
HAWKINS DEBORAH	52313-463		2/27/2009	FAMILY		1	No	No	
DLUGASCH RICKY	41741-212		1/7/2004	CHANGE IN US	1,875,000	Yes	No		
HEINRICH ROBERT	32839-110		5/11/2001	CONVENIENC		1	Yes	No	
HAPGOOD NORMAN,	31767-18		8/30/2000	PARTIAL INTR	2,000,000	No	No		sale of 4 lots
	7999-282		11/19/1952		8,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/21/2025	P-25-0046	MECHANIC						
8/27/2024	R-24-0156	POOL	126,500	O				Install in ground
10/24/2023	R-23-0264	KITCHEN	18,000	C				Install outdoor ki
6/25/2007	3719	NEW HOME	2,017,444	C	7/26/2010			single fam hse

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2025		7	SB
1/16/2025	EXTRIOR ONLY	6	JN
4/12/2024	PERMIT VISIT	605	BOA
1/5/2017	SALES INSP	618	G BOURGAULT
7/26/2010	MEAS/EXT INS	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	PERMIT VISIT	100	
5/15/1999	M&L COMPLETE	602	
9/29/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	50 4 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:	

PRINT

Date	Time
09/26/25	16:22:58

LAST REV

Date	Time
05/08/25	15:50:57

blakeley	1416
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