

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 55 | | PAGE RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | FALENDER ANDREW J |
| Owner 2: | LENTH JACQUELYN A |
| Owner 3: | |
| Street 1: | 55 PAGE RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | FALENDER ANDREW J - |
| Owner 2: | LENTH JACQUELYN A - |
| Street 1: | 55 PAGE RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This parcel contains 6.14 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1938, having primarily CLAPBOARD Exterior and 2954 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 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 | 13.03 | 1.00 | R5 | | | | | | | | | 1,042,400 | | | | | 1,042,400 | | |
| 101 | ONE FAM | | 4.3038 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R5 | | | | | | | | | 150,633 | | | | | 150,600 | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--|-----------|---------------------------------------|------------|-----------------|-------------|
| 101 | 6.140 | 727,400 | 8,000 | 1,193,000 | 1,928,400 |
| Total Card 6.140 727,400 8,000 1,193,000 1,928,400 | | | | | |
| Total Parcel 6.140 727,400 8,000 1,193,000 1,928,400 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 652.90 | | /Parcel: 652.90 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 774,200 | 7500 | 6.14 | 1,162,600 | 1,944,300 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 745,700 | 7500 | 6.14 | 1,121,100 | 1,874,300 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 740,900 | 7500 | 6.14 | 969,100 | 1,717,500 | 1,717,500 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 672,600 | 7800 | 6.14 | 897,100 | 1,577,500 | 1,577,500 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 665,400 | 7800 | 6.14 | 929,100 | 1,602,300 | 1,602,300 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 691,800 | 7800 | 6.14 | 929,100 | 1,628,700 | 1,628,700 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 674,700 | 7800 | 6.14 | 925,900 | 1,608,400 | 1,608,400 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 674,700 | 7800 | 6.14 | 925,900 | 1,608,400 | 1,608,400 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|---|-----|-------|--------------------------------|
| FALENDER ANDREW | 35532-399 | | 5/24/2002 | CONVENIENC | | 1 | No | No | 9967SQ FT FROM 50-5-0 TO 67-3- |
| MACLAURIN ELLEN | 27449-248 | | 7/1/1997 | | 747,500 | | No | No | |
| MACLAURIN RICHA | 6697-358 | | 8/2/1943 | FAMILY | | | No | No | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|---------|-----|------------|----------|------------|--------------------|
| 11/19/2018 | 7258 | WINDOWS | 15,325 | C | | | | Replace 19 windows |
| 1/22/2018 | 6958 | SOLAR PA | 14,000 | C | | | | Install solar pane |
| 9/20/2013 | 5555 | WDK | 10,000 | C | | | | change decking mat |
| 3/22/2010 | 4409 | ROOF | | C | | | | strip and re-roof |
| 3/10/2005 | 3139 | RENOVATI | 12,000 | C | 6/4/2005 | | | 3rd floor bathroom |
| 5/24/2002 | 2497 | SHED | | C | 6/21/2003 | | | |
| 11/21/2001 | 2402 | MANUAL | 200,000 | C | 7/6/2002 | | | construct new kitc |
| 1/5/2000 | 1866 | W/S FLUE | | C | 5/19/2000 | | | 5/19/00 100% |
| 2/4/1999 | 1621 | SCREENPR | 25,000 | C | 5/19/2000 | | | 5/19/00 100% |
| 11/17/1997 | 1306 | RENOVATI | 11,000 | C | 6/9/1998 | | | RM 2 BATHS 6/9/98 |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 1/16/2025 | MEAS/EXT INS | 6 | JN |
| 1/11/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/4/2005 | MEAS+INSPCTD | 615 | |
| 6/21/2003 | MEAS/EXT INS | 615 | |
| 7/6/2002 | MEAS+INSPCTD | 613 | |
| 5/19/2000 | MEAS+INSPCTD | 610 | |
| 6/9/1999 | M&L COMPLETE | 602 | |
| 6/9/1998 | MEAS/EXT INS | 602 | |
| 9/29/1995 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 50 5 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: | |

