

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STAPLES TR CHARLES O
Owner 2:	
Owner 3:	CHARLES O STAPLES REVOC TRUST
Street 1:	51 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2804 Type:

PREVIOUS OWNER

Owner 1:	STAPLES TR - CHARLES
Owner 2:	-
Street 1:	51 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2804

NARRATIVE DESCRIPTION

This parcel contains 2.51 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1961, having primarily WOOD Exterior and 3180 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.673		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									23,555						23,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.510	826,200	700	982,000	1,808,900
Total Card 2.510 826,200 700 982,000 1,808,900					
Total Parcel 2.510 826,200 700 982,000 1,808,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 568.84		/Parcel: 568.84	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	763,100	600	2.51	954,000	1,717,700		Year End Roll	12/2/2024
2024	101	FV	741,900	600	2.51	932,200	1,674,700		Year end	11/9/2023
2023	101	FV	645,100	600	2.51	760,200	1,405,900	1,405,900	Year end	11/3/2022
2022	101	FV	557,200	1000	2.51	705,000	1,263,200	1,263,200	Year End Roll	10/19/2021
2021	101	FV	516,800	1000	2.51	660,200	1,178,000	1,178,000	Year End Roll	10/15/2020
2020	101	FV	508,700	1000	2.51	684,200	1,193,900	1,193,900	Year End Roll	9/26/2019
2019	101	FV	482,600	1000	2.51	666,600	1,150,200	1,150,200	Create Final va	6/4/2019
2018	101	FV	482,600	1000	2.51	666,600	1,150,200	1,150,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAPLES TR,CHAR	78456-540		8/12/2021	CONVENIENC	747,500	No	No		
STAPLES TR,CHAR	70183-387		11/3/2017	CONVENIENC	100	No	No		
STAPLES,CHARLES	65526-339		6/12/2015	CONVENIENC	1	No	No		
STAPLES, KATHER	24126-197		1/3/1994	FAMILY	1	No	No		
KEARSLEY, JOAN	24126-196		1/3/1994	FAMILY	235,000	No	No		HALF INTEREST
STAPLES + KEARS	24126-195		1/3/1994	FAMILY	1	No	No		
WATTS REALTY CO	20453-366		3/28/1990			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2022	R-22-0279	GARAGE	59,000	O				Close in front & b
12/17/2021	R-21-0286	ROOF	51,700	C	12/14/2022			Strip & re-roof dw
5/19/1995	717-95	RENO-ADD	150,000	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2024	PERMIT VISIT	605	BOA
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
6/12/1999	M&L COMPLETE	602	
5/17/1996	MEAS+INSPCTD	606	
12/21/1995	ENTRY DENIED	606	
9/5/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	50 6 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:	

!1418!

PRINT

Date Time 09/26/25 16:23:11

LAST REV

Date Time 08/19/24 14:54:29

apro 1418

