

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		PAGE FARM RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STAPLES CHARLES O -
Owner 2:	STAPLES KATHERINE M -
Street 1:	51 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2810

NARRATIVE DESCRIPTION

This Parcel contains 1.03 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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

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
905	CHARITY		44867		SQUARE FE	PRIME SITE		0	11.98	1.55	R4									832,130						832,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	1.030			832,100	832,100
Total Card		1.030		832,100	832,100
Total Parcel		1.030		832,100	832,100
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV		0	1.03	807,800	807,800		Year End Roll	12/2/2024
2024	905	FV		0	1.03	791,800	791,800		Year end	11/9/2023
2023	905	FV		0	1.03	642,500	642,500	642,500	Year end	11/3/2022
2022	905	FV		0	1.03	594,600	594,600	594,600	Year End Roll	10/19/2021
2021	905	FV		0	1.03	555,700	555,700	555,700	Year End Roll	10/15/2020
2020	905	FV		0	1.03	576,500	576,500	576,500	Year End Roll	9/26/2019
2019	905	FV		0	1.03	561,200	561,200	561,200	Create Final va	6/4/2019
2018	905	FV		0	1.03	561,200	561,200	561,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAPLES CHARLES	29580-239		12/22/1998	INVOLV CHARI		1	Yes	No	
KEARSLEY, JOAN	25541-598		8/3/1995	FAMILY	130,000		Yes	No	
KADIDI TRUST	22815-577		1/11/1993	FAMILY			No	No	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total:	832,130	SpI Credit	Total:	832,100
--------	---------	------------	--------	---------



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	50 7 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:	

!1419!

PRINT

Date	Time
09/26/25	16:23:18

LAST REV

Date	Time
04/29/13	14:31:50

brennanp 1419

