Total Card / Total Parcel
APPRAISED: 2,875,500 / 2,875,500
USE VALUE: 2,875,500 / 2,875,500
ASSESSED: 2,875,500 / 2,875,500

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.560	1,798,700	58,100	1,018,700	2,875,500
Total Card	3.560	1,798,700	58,100	1,018,700	2,875,500
Total Parcel	3.560	1,798,700	58,100	1,018,700	2,875,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 629.56 | /Parcel: 629.56

Legal Description

User Acct
GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Insp Date: 04/12/17
Land Unit Type:

!1425!

OWNERSHIP

Unit #:

Owner 1:	HOWLAND III WESTON
Owner 2:	
Owner 3:	
Street 1:	40 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-2809	Type:

PREVIOUS OWNER

Owner 1:	HOWLAND III - WESTON
Owner 2:	HOWLAND - SUSANAH B
Street 1:	40 PAGE RD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773-2809

PREVIOUS ASSESSMENT

Parcel ID 145 15 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,548,400	54400	3.56	990,700	2,593,500		Year End Roll	12/2/2024
2024	101	FV	1,466,800	54400	3.56	963,700	2,484,900		Year end	11/9/2023
2023	101	FV	1,457,000	54400	3.56	791,700	2,303,100	2,303,100	Year end	11/3/2022
2022	101	FV	1,300,000	54500	3.56	736,500	2,091,000	2,091,000	Year End Roll	10/19/2021
2021	101	FV	1,221,600	54500	3.56	691,700	1,967,800	1,967,800	Year End Roll	10/15/2020
2020	101	FV	1,338,000	54500	3.56	715,700	2,108,200	2,108,200	Year End Roll	9/26/2019
2019	101	FV	1,345,100	54500	3.56	698,100	2,097,700	2,097,700	Create Final va	6/4/2019
2018	101	FV	1,345,100	54500	3.56	698,100	2,097,700	2,097,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:23:59

LAST REV

Date	Time
02/02/22	09:56:09

blakeley

PAT ACCT. 1425

USER DEFINED

Prior Id # 1:	51 11 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:	

NARRATIVE DESCRIPTION

This parcel contains 3.56 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1991, having primarily CLAPBOARD Exterior and 4568 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWLAND III,WES	79548-54		1/18/2022	CONVENIENC	1	No	No		
GORDON OSBORNE	21185-61		5/29/1991		900,000	No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2017	6935	SOLAR PA	58,982	C	5/16/2018			Install solar pane
6/7/2012	5060	RENOVATI	18,000	C	11/16/2012			replace bathtub &
12/4/2009	4347	ROOF		C				strip & re-roof ba
3/4/2008	3889	RENOVATI	21,000	C	5/29/2008			reno guest room
12/6/2007	3833	RENOVATI	117,000	C	5/29/2008			remodel kit;+ pock

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2017	MEAS+INSPCTD	4	JG
5/29/2008	MEAS/EXT INS	100	
6/12/2007	MEAS/EXT INS	617	D HASCHIG
5/8/1999	M&L COMPLETE	602	
9/29/1995	MEAS+INSPCTD	606	
8/16/1995	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		1.123		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									39,305						39,300	
101	ONE FAM		0.6		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									21,000						21,000	

Total AC/HA: 3.55955 | Total SF/SM: 155054 | Parcel LUC: 101 | ONE FAM | Prime NB Desc RES CAT 4 | Total: 1,018,705 | Spl Credit | Total: 1,018,700

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	G - GOOD

GENERAL INFORMATION

Field	Value
Grade:	A+ - EXCELLENT
Year Blt:	1991	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	1 - EXTENSIVE
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100	% AC: 50
Solar HW:	NO	Central Vac: NO
% Com Wal	0	% Sprinkled 0

BATH FEATURES

Field		Rating
Full Bath	3	GOOD
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:	1	GOOD
A HBth:		
OthrFix:	3	GOOD

OTHER FEATURES

Field		Rating
Kits:	1	VERY GOOD
A Kits:		
Frpl:	5	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	GD - Good	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	10.8	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.88136292
Const Adj.:	1.01999998
Adj $ / SQ:	115.970
Other Features:	107799
Grade Factor:	2.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2016484
Depreciation:	217780
Depreciated Total:	1798704

COMMENTS

PORTION OF HOUSE RECONSTR 1749 TAVERN MOVED FROM CANTON,MA. SUPERB INT FIN.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 4			Baths: 3			HB 1		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1994828.008

Field	Value	Field	Value
Juris. Factor:		Before Depr:	318.92
Special Features:	0	Val/Su Net:	229.37
Final Total:	1798700	Val/Su SzAd	393.80

SKETCH

(Sketch diagram showing: FFL BMT, FFL, OSP, PAT, SFL FFL BMT, SFL GAR, TQS GAR, OFP with dimensions 25, 17, 19, 23 23, 19, 26, 5, 9, 10, 19, 3, 7, 15, 11, 5, 3, 2, 15, 4 OFP 19, 13, 13, 9, 38)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,213	115.970	256,641
BMT	BASEMENT	2,199	28.990	63,754
SFL	2ND FLOOR	1,984	115.970	230,084
GAR	GARAGE	609	38.520	23,459
TQS	3/4 STORY	371	115.970	42,967
PAT	PATIO	225	14.980	3,371
OSP	SCRN PORCH	165	24.070	3,972
OFP	OPEN PORCH	76	16.050	1,220
	Net Sketched Area:	7,842	Total:	625,467
Size Ad	4567.5	Gross Area	7965	FinArea 4568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 145 15 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
33	2 ST BARN	D	Y	1	51X38	G	AV	1900	73.56	T	60	101			57,000			57,000
42	PLTY HS	D	Y	1	8X12	A	AV	2017	12.84	T	7.5	101			1,100			1,100

More: N	Total Yard Items:	58,100	Total Special Featues:		Total:	58,100

IMAGE