

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOWLAND III TR WESTON
Owner 2:	
Owner 3:	WOODVALE FARM LAND OWNERS TR
Street 1:	40 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2809 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 4.13 ACRES of land mainly classified as UNDEV

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
132	UNDEV		3.28		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R1									22,960						23,000	Cons Restr
132	UNDEV		0.85		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R1									5,950						6,000	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	4.130			29,000	29,000
Total Card		4.130		29,000	29,000
Total Parcel		4.130		29,000	29,000
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	132	FV		0	4.13	29,000	29,000		Year End Roll	12/2/2024
2024	132	FV		0	4.13	24,800	24,800		Year end	11/9/2023
2023	132	FV		0	4.13	24,800	24,800	24,800	Year end	11/3/2022
2022	132	FV		0	4.13	24,800	24,800	24,800	Year End Roll	10/19/2021
2021	132	FV		0	4.13	24,800	24,800	24,800	Year End Roll	10/15/2020
2020	132	FV		0	4.13	24,800	24,800	24,800	Year End Roll	9/26/2019
2019	132	FV		0	4.13	24,800	24,800	24,800	Create Final va	6/4/2019
2018	132	FV		0	4.13	24,800	24,800	24,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWLAND, WESTON	24437-206		4/7/1994	FAMILY		Yes	No		PUT IN CONSERVATION
PAGE ROAD RLTY	21185-61		5/29/1991			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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	51 11 1
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:	

!1426!

PRINT
Date Time
09/26/25 16:24:05

LAST REV
Date Time
07/05/09 13:22:05

apro
1426

