

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOWLAND TR SUSANAH B
Owner 2:	CLAPP III TR CHARLES E
Owner 3:	WESTON HOWLAND III 2012 IRR TR
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:	-
Street 1:	40 Page Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2809

NARRATIVE DESCRIPTION

This Parcel contains 1.76 ACRES of land mainly classified as LAND

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
130	LAND		76665		SQUARE FE	PRIME SITE		0	9.98	1.03	R3									788,415						788,400	

Total AC/HA:	1.75999	Total SF/SM:	76665	Parcel LUC:	130 LAND	Prime NB Desc	RES CAT 3	Total:	788,415	SpI Credit		Total:	788,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	1.760			788,400	788,400
Total Card	1.760			788,400	788,400
Total Parcel	1.760			788,400	788,400
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	130	FV		0	1.76	765,500	765,500		Year End Roll	12/2/2024
2024	130	FV		0	1.76	750,500	750,500		Year end	11/9/2023
2023	130	FV		0	1.76	691,200	691,200	691,200	Year end	11/3/2022
2022	130	FV		0	1.76	624,900	624,900	624,900	Year End Roll	10/19/2021
2021	130	FV		0	1.76	553,000	553,000	553,000	Year End Roll	10/15/2020
2020	130	FV		0	1.76	553,000	553,000	553,000	Year End Roll	9/26/2019
2019	130	FV		0	1.76	535,600	535,600	535,600	Create Final va	6/4/2019
2018	130	FV		0	1.76	535,600	535,600	535,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Howland III,Wes	60618-526		11/30/2012	FAMILY		10	No	No	
Howland III,Wes	60431-351		11/6/2012	FAMILY		1	No	No	
PAGE ROAD REALT	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

Total:	788,415	SpI Credit		Total:	788,400
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	51 11 2
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:	

!1427!

PRINT

Date	Time
09/26/25	16:24:11

LAST REV

Date	Time
12/18/12	16:12:30

brennanp 1427

