

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		PAGE 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:	HOWLAND WESTON III -
Owner 2:	HOWLAND SUSANAH B -
Street 1:	40 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2809

NARRATIVE DESCRIPTION

This Parcel contains 1.95 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		73180		SQUARE FE	PRIME SITE		0	11.98	1.07	R4									933,892						933,900	
905	CHARITY		0.27		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,890						1,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	1.950			935,800	935,800
Total Card		1.950		935,800	935,800
Total Parcel		1.950		935,800	935,800
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	1.95	908,500	908,500		Year End Roll	12/2/2024
2024	905	FV		0	1.95	890,300	890,300		Year end	11/9/2023
2023	905	FV		0	1.95	722,700	722,700	722,700	Year end	11/3/2022
2022	905	FV		0	1.95	668,900	668,900	668,900	Year End Roll	10/19/2021
2021	905	FV		0	1.95	625,200	625,200	625,200	Year End Roll	10/15/2020
2020	905	FV		0	1.95	648,600	648,600	648,600	Year End Roll	9/26/2019
2019	905	FV		0	1.95	631,500	631,500	631,500	Create Final va	6/4/2019
2018	905	FV		0	1.95	631,500	631,500	631,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWLAND WESTON	38289-177		3/12/2003	INVOLV CHARI	10	No	No		
PAGE ROAD RLTY	21185-61		5/29/1991		900,000	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 3
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:	

!1428!

PRINT
Date Time
09/26/25 16:24:19

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

brennanp
1428

