



PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PAGE RD, LINCOLN
Unit #:		
Owner 1: BOSTON UNIBO CORP		
Owner 2:		
Owner 3:		
Street 1: 472 LOWELL STREET		
Street 2:		
Twn/City: LEXINGTON		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02420-2263	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	6.351			57,200	57,200
101	5.660	3,410,700	19,600	1,295,200	4,725,500
Total Card 12.011 3,410,700 19,600 1,352,400 4,782,700					
Total Parcel 12.011 4,039,200 39,500 1,352,400 5,431,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 389.12		/Parcel: 374.31	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

OWNERSHIP

Owner 1: PEHL - MICHAEL
Owner 2: PEHL - RANDA J
Street 1: 18 PAGE RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-2809

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	3,480,600	36900	12.011	1,258,300	4,775,800		Year End Roll	12/2/2024
2024	101	FV	3,265,300	36900	12.011	1,152,800	4,455,000		Year end	11/9/2023
2023	101	FV	3,262,000	36900	12.011	1,132,800	4,431,700	4,431,700	Year end	11/3/2022
2022	101	FV	2,826,200	43000	12.011	1,074,400	3,943,600	3,943,600	Year End Roll	10/19/2021
2021	101	FV	2,830,600	43000	12.011	1,112,800	3,986,400	3,986,400	Year End Roll	10/15/2020
2020	101	FV	2,930,000	43000	12.011	1,072,800	4,045,800	4,045,800	Year End Roll	9/26/2019
2019	101	FV	3,445,200	43000	12.011	1,048,000	4,536,200	4,536,200	Create Final va	6/4/2019
2018	101	FV	3,445,200	43000	12.011	1,048,000	4,536,200	4,536,200	Year End Roll	9/28/2017

Parcel ID 145 11 0

!1830!

Date	Time
09/26/25	17:13:29
Date	Time
08/12/19	12:18:06
apro	
1830	

PREVIOUS OWNER

Owner 1: PEHL - MICHAEL
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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEHL, MICHAEL	70647-403		2/20/2018		4,000,000	No	No		
THIELE, LESSIE	26621-600		8/29/1996	OTHER	3,000,000	No	No		ALSO PARCEL 67-1-0
THOMAS A. ROBIN	20288-55		12/27/1989	FAMILY		No	No		

PAT ACCT.

NARRATIVE DESCRIPTION
 This parcel contains 12.011 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1908, having primarily STUCCO Exterior and 12291 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 3 HalfBaths, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2001	2408	RENO-ADD	1,700,000	C				garage addition, r

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS/EXT INS	622	K Cuoco
9/15/2009	MEAS+INSPCTD	25	D ERSKINE
7/6/2002	ENTRY DENIED	613	
5/26/1999	M&L COMPLETE	602	
12/21/1995	ENTRY DENIED	606	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		3.823		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									172,035						172,000	
132	UNDEV		6.351		ACRES	CONS RESTR	0.2	0	45,000.	0.20	R6									57,159						57,200	Cons Restr

Total AC/HA:	12.01055	Total SF/SM:	523180	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,352,394	SpI Credit	Total:	1,352,400
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