

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PAGE FARM RD, LINCOLN

OWNERSHIP

Owner 1:	NOAH ROBERT B
Owner 2:	WITHROW ELLEN S
Owner 3:	
Street 1:	14 PAGE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CICCONE MICHAEL -
Owner 2:	CICCONE MARJORIE A -
Street 1:	1320 CENTRE
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

NARRATIVE DESCRIPTION

This parcel contains 1.977 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2004, having primarily CLAPBOARD Exterior and 2976 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
132	UNDEV		0.14		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									980						1,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.140			1,000	1,000
101	1.837	1,604,600	27,100	958,400	2,590,100
Total Card	1.977	1,604,600	27,100	959,400	2,591,100
Total Parcel	1.977	1,604,600	27,100	959,400	2,591,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		870.67	/Parcel: 870.67

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,281,300	25300	1.977	931,400	2,238,000		Year End Roll	12/2/2024
2024	101	FV	1,216,400	25300	1.977	912,800	2,154,500		Year end	11/9/2023
2023	101	FV	1,052,300	25300	1.977	740,800	1,818,400	1,818,400	Year end	11/3/2022
2022	101	FV	931,600	32100	1.977	685,600	1,649,300	1,649,300	Year End Roll	10/19/2021
2021	101	FV	861,000	32100	1.977	640,800	1,533,900	1,533,900	Year End Roll	10/15/2020
2020	101	FV	935,100	32100	1.977	664,800	1,632,000	1,632,000	Year End Roll	9/26/2019
2019	101	FV	979,800	32100	1.977	647,200	1,659,100	1,659,100	Create Final va	6/4/2019
2018	101	FV	979,800	32100	1.977	647,200	1,659,100	1,659,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CICCONE MICHAEL	44449-99		1/10/2005		1,600,000	No	No		
RURAL LAND FOUN	37068-327		11/15/2002		575,000	Yes	No		
TANGENT DEVELOP	35532-435		5/24/2002	SUBSEQUENT S	550,000	No	No		
	11903-651		10/19/1970			No	No		

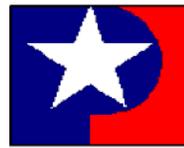
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/12/2005	3116	W/S FLUE		C	5/14/2005			
7/21/2003	2730	NEW HOME	395,000	C	5/15/2004			5/15/04 60%. 6/30/ foundation 6/21 1%
5/28/2003	2702	MANUAL	25,000	C	5/15/2004			

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
1/11/2011	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS/EXT INS	615	
1/7/2005	ABATE-INSPEC	600	
5/15/2004	MEAS+INSPCTD	615	
6/21/2003	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	67 3 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:	

PRINT

Date	Time
09/26/25	17:14:58

LAST REV

Date	Time
02/28/25	11:34:50

apro 1841

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