

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MULLETT WILLIAM
Owner 2:	DEMBSKI MARLENE
Owner 3:	
Street 1:	18 PAGE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MULLETT WILLIAM -
Owner 2:	DEMBSKI MARLENE -
Street 1:	18 PAGE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01733

NARRATIVE DESCRIPTION

This parcel contains 8.247 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1971, having primarily WOOD Exterior and 2362 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 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	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	11.98	1.00	R4									958,400						958,400	
132	UNDEV		6.41		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									44,870						44,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	6.410			44,900	44,900
101	1.837	853,000	33,100	958,400	1,844,500
Total Card	8.247	853,000	33,100	1,003,300	1,889,400
Total Parcel	8.247	853,000	33,100	1,003,300	1,889,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		799.92	/Parcel: 799.92

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	803,700	30800	8.247	975,300	1,809,800		Year End Roll	12/2/2024
2024	101	FV	816,900	30800	8.247	950,500	1,798,200		Year end	11/9/2023
2023	101	FV	636,500	30800	8.247	778,500	1,445,800	1,445,800	Year end	11/3/2022
2022	101	FV	555,500	32800	8.247	723,300	1,311,600	1,311,600	Year End Roll	10/19/2021
2021	101	FV	493,700	32800	8.247	678,500	1,205,000	1,205,000	Year End Roll	10/15/2020
2020	101	FV	451,000	32800	8.247	702,500	1,186,300	1,186,300	Year End Roll	9/26/2019
2019	101	FV	392,900	25500	8.247	684,900	1,103,300	1,103,300	Create Final va	6/4/2019
2018	101	FV	392,900	25500	8.247	684,900	1,103,300	1,103,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSBORNE MARJORI	35532-401		5/24/2002		1,200,000	No	No		
EST. FRED A OSBO	11903-651		10/19/1970	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	SH-19-0013	SHEET MT	14,000	C				Sheet metal work t
8/14/2002	2563	RENO-ADD	490,000	C	5/22/2004			6/21 95%
7/29/2002	2549	MANUAL	490,000	C	6/21/2003			foundation for add

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS/EXT INS	622	K Cuoco
10/19/2009	MEAS+INSPCTD	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	
6/16/1999	M&L COMPLETE	602	
5/14/1996	MEAS+INSPCTD	606	
12/21/1995	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 67 3 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:

