



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	REMLEY MICAH
Owner 2:	REMLEY CATHERINE J
Owner 3:	
Street 1:	25 PAGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2805 Type:

PREVIOUS OWNER

Owner 1:	BASSETT - KENNETH E
Owner 2:	LORENZ - MARY HELEN
Street 1:	37 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2805

NARRATIVE DESCRIPTION

This parcel contains 1.316 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1979, having primarily CLAPBOARD Exterior and 2653 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 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		57333		SQUARE FE	PRIME SITE		0	11.98	1.28	R4									876,935						876,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.316	558,000	1,000	876,900	1,435,900
Total Card 1.316 558,000 1,000 876,900 1,435,900					
Total Parcel 1.316 558,000 1,000 876,900 1,435,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 541.24		/Parcel: 541.24	

Legal Description	User Acct
1238	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	689,400	900	1.316	851,300	1,541,600		Year End Roll	12/2/2024
2024	101	FV	682,200	900	1.316	834,500	1,517,600		Year end	11/9/2023
2023	101	FV	596,000	900	1.316	677,100	1,274,000	1,274,000	Year end	11/3/2022
2022	101	FV	510,900	900	1.316	626,600	1,138,400	1,138,400	Year End Roll	10/19/2021
2021	101	FV	475,400	900	1.316	585,600	1,061,900	1,061,900	Year End Roll	10/15/2020
2020	101	FV	427,000	900	1.316	607,600	1,035,500	1,035,500	Year End Roll	9/26/2019
2019	101	FV	404,900	900	1.316	591,500	997,300	997,300	Create Final va	6/4/2019
2018	101	FV	404,900	900	1.316	591,500	997,300	997,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BASSETT,KENNETH	73178-431		8/27/2019		1,060,000	No	No		
BRAASCH,JOHN W	71472-295		8/15/2018		1,050,000	No	No		
SWIFT PHYLLIS C	30922-67		12/1/1999	CHD>SALE	737,000	No	No		
	13349-369		12/8/1977			No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2021	R-21-0008	ROOF	22,264	C				Strip & re-roof ma
10/15/2019	R-19-0173	RENOVATI	136,000	C	2/25/2020			Remodel 3 bathroom
3/15/2000	1891	MANUAL	80,000	C	6/23/2001			family room & kitc

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS/EXT INS	622	K Cuoco
10/19/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
6/23/2001	MEAS+INSPCTD	614	
6/22/2000	MEAS+INSPCTD	611	
5/8/1999	M&L COMPLETE	602	
9/28/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

