

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GUARNOTTA KEVIN
Owner 2:	CUOZZO-GUARNOTTA LAURA
Owner 3:	
Street 1:	33 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2805 Type:

PREVIOUS OWNER

Owner 1:	MARCKS - RONALD H
Owner 2:	MARCKS - BARBARA W
Street 1:	33 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2805

NARRATIVE DESCRIPTION

This parcel contains 1.41 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1972, having primarily WOOD Exterior and 2689 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 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		61419		SQUARE FE	PRIME SITE		0	11.98	1.21	R4									891,620						891,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.410	632,600	13,700	891,600	1,537,900
Total Card					
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel: 571.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	604,900	12800	1.41	865,600	1,483,300		Year End Roll	12/2/2024
2024	101	FV	615,000	12800	1.41	848,500	1,476,300		Year end	11/9/2023
2023	101	FV	391,300	12800	1.41	688,400	1,092,500	1,092,500	Year end	11/3/2022
2022	101	FV	333,600	18100	1.41	637,100	988,800	988,800	Year End Roll	10/19/2021
2021	101	FV	311,900	18100	1.41	595,400	925,400	925,400	Year End Roll	10/15/2020
2020	101	FV	284,000	18100	1.41	617,700	919,800	919,800	Year End Roll	9/26/2019
2019	101	FV	264,600	18100	1.41	601,400	884,100	884,100	Create Final va	6/4/2019
2018	101	FV	264,600	18100	1.41	601,400	884,100	884,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARCKS, RONALD H	80310-477		6/22/2022		1,850,000	No	No		
	12044-641		7/19/1971		32,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2025	E-24-0084	MANUAL	4,000	C				
11/7/2017	6909	ROOF	12,000	C			Strip & re-roof dw	
10/24/2013	5582	ROOF	4,000	C			strip & re-roof de	

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
5/26/1999	M&L COMPLETE	602	
9/29/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	67 8 0
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	17:17:10

LAST REV

Date	Time
05/19/25	13:46:40

apro 1858

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