



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ISAACS KENNETH C A
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6361
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	UCALANO CONSTRUCTION INC -
Owner 2:	-
Street 1:	25 CERULEAN WAY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2000, having primarily CLAPBOARD Exterior and 6659 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 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	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									105						100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	1,384,200	23,700	958,500	2,366,400
Total Card 1.840 1,384,200 23,700 958,500 2,366,400					
Total Parcel 1.840 1,384,200 23,700 958,500 2,366,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 355.38		/Parcel: 355.38	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,306,500	22200	1.84	930,500	2,259,200		Year End Roll	12/2/2024
2024	101	FV	1,251,400	22200	1.84	912,100	2,185,700		Year end	11/9/2023
2023	101	FV	1,242,500	22200	1.84	740,100	2,004,800	2,004,800	Year end	11/3/2022
2022	101	FV	1,109,100	28500	1.84	684,900	1,822,500	1,822,500	Year End Roll	10/19/2021
2021	101	FV	1,068,300	28500	1.84	640,100	1,736,900	1,736,900	Year End Roll	10/15/2020
2020	101	FV	1,059,100	28500	1.84	664,100	1,751,700	1,751,700	Year End Roll	9/26/2019
2019	101	FV	1,032,800	28500	1.84	646,500	1,707,800	1,707,800	Create Final va	6/4/2019
2018	101	FV	1,032,800	28500	1.84	646,500	1,707,800	1,707,800	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UCALANO CONSTRU	31254-080		3/28/2000		1,545,000	No	No		
GILLIS JOHN G,	30554-349		7/19/1999	CHANGE IN US	500,000	Yes	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2016	6563	WOOD STO	750	C				Install wood stove
2/19/2013	5327	RENOVATI	5,000	C	6/24/2013			reno a portion of
9/21/2000	2084	MANUAL	40,000	C	5/19/2001			work shop
2/7/2000	1874	MANUAL	2,500	C	5/19/2001			closets, attic 6/2
8/12/1999	1774	NEW HOME	475,000	C	6/27/2000			6/27/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
6/24/2013	MEAS/EXT INS	25	D ERSKINE
7/15/2008	MEAS+INSPCTD	25	D ERSKINE
5/19/2001	MEAS/EXT INS	614	
6/27/2000	MEAS+INSPCTD	609	

Sign: VERIFICATION OF VISIT NOT DATA

