



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	50 4 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:	

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOREN ADAM S
Owner 2:	LOREN JACQUELYN S
Owner 3:	
Street 1:	75 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ANSIN - ROBERT D
Owner 2:	ANSIN - M ADRIANA
Street 1:	75 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2001, having primarily WOOD SHING Exterior and 8226 Square Feet, with 1 Unit, 7 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 9 Bd rms.

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	13.03	1.00	R5									1,042,400					1,042,400		
101	ONE FAM		0.04865		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									1,703					1,700		
101	ONE FAM		0.0148		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									104					100	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	1.900	2,200,600		1,044,200	3,244,800	3720	0
							GIS Ref
							GIS Ref
							Insp Date
							04/19/18
							!2646!
							PRINT
							Date Time
							09/26/25 19:05:49
							LAST REV
							Date Time
							03/11/24 13:18:54
							blakeley
							2646
							PAT ACCT.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,891,400	0	1.9	1,013,800	2,905,200		Year End Roll	12/2/2024
2024	101	FV	1,758,900	0	1.9	993,600	2,752,500		Year end	11/9/2023
2023	101	FV	1,758,900	0	1.9	841,600	2,600,500	2,600,500	Year end	11/3/2022
2022	101	FV	1,527,200	0	1.9	769,600	2,296,800	2,296,800	Year End Roll	10/19/2021
2021	101	FV	1,555,900	0	1.9	801,600	2,357,500	2,357,500	Year End Roll	10/15/2020
2020	101	FV	1,638,900	0	1.9	801,600	2,440,500	2,440,500	Year End Roll	9/26/2019
2019	101	FV	1,664,800	0	1.9	798,400	2,463,200	2,463,200	Create Final va	6/4/2019
2018	101	FV	1,664,800	0	1.9	798,400	2,463,200	2,463,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANSIN,ROBERT D	65352-282		5/12/2015	DIVORCE/ESTA	2,075,000	No	No		
AnsIn,Robert D	61016-521		1/22/2013	FAMILY		1	No	No	
ZEGARELLI JOSEP	41576-147		12/8/2003		2,500,000	No	No		
HEINRICH ROBERT	32666-369		4/12/2001	PARTIAL INTR	950,000	Yes	No		
HEINRICH ROBERT	31767-18		8/30/2000		2,000,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2024	R-24-0025	ROOF	38,475	C				Strip & re-roof
8/14/2019	SH-19-0018	MANUAL	7,325	C				Replace A/C air ha
7/27/2015	6176	MANUAL	7,000	C				Sheet metal work t
11/10/2009	4326	MANUAL	2,600	C				replace existing r
5/29/2002	2501	FINISH B	35,000	C	6/21/2003			walls, ceiling & b
3/30/2001	2191	NEW HOME	550,000	C	5/10/2003			3/23/02 10% 6/22/0

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS/EXT INS	622	K Cuoco
4/23/2010	MEAS/EXT INS	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	
5/10/2003	MEAS+INSPCTD	615	
6/22/2002	MEAS/EXT INS	613	
3/23/2002	MEAS/EXT INS	615	
8/15/2001	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

