

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PANETTA JR TR FRANK J
Owner 2:	
Owner 3:	COUNTRY FARM REALTY TRUST
Street 1:	109 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2317 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.21 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	4.54	1.000	R1									363,200						363,200	
101	ONE FAM		0.433		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									12,990						13,000	
101	ONE FAM		0.94		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									5,640						5,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	505,700	3,300	3.210	381,800	890,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 213.50						/Parcel: 213.50	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	505,700	3300	3.21	381,800	890,800	890,800	Year End Roll	9/28/2017
2017	101	FV	491,900	3300	3.21	381,800	877,000	877,000	Year End Roll	9/29/2016
2016	101	FV	475,700	3300	3.21	371,400	850,400	850,400	Year End Roll	1/14/2016
2015	101	FV	471,200	3300	3.21	298,600	773,100	773,100	Year End	10/2/2014
2014	101	FV	438,000	5600	3.21	287,400	731,000	731,000	Year End Roll	1/23/2014
2013	101	FV	428,900	5600	3.21	282,600	717,100	717,100	Year End Roll	10/25/2012
2012	101	FV	438,000	5600	3.21	370,600	814,200	814,200	Year End	1/26/2012
2011	101	FV	447,000	5600	3.21	376,400	829,000	829,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRANKLIN PANETT	19579-174		1/5/1989	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	617	D HASCHIG
6/12/1999	M&L COMPLETE	602	D TUCKER
9/29/1995	MEAS+INSPCTD	606	J SMITH
1/6/1994	LEFT NOTICE	600	PA
2/18/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.20955	Total SF/SM:	139808.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 1	Total:	381,830	Spl Credit		Total:	381,800
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