

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PANETTA JR RICHARD J
Owner 2:	PANETTA HEATHER M
Owner 3:	PANETTA RACHEL
Street 1:	99 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2301 Type:

PREVIOUS OWNER

Owner 1:	PANETTA RICHARD J JR -
Owner 2:	PANETTA RACHEL -
Street 1:	99 PAGE RD RFD #3
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2301

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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		41817		SQUARE FE	PRIME SITE		0	6.14	1.639	R2									420,867						420,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	117,400	1,100	0.960	420,900	539,400
Total Card	117,400	1,100	0.960	420,900	539,400
Total Parcel	117,400	1,100	0.960	420,900	539,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		344.01	/Parcel: 344.01

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/23/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	117,400	1100	.96	420,900	539,400	539,400	Year End Roll	9/28/2017
2017	101	FV	114,900	1100	.96	408,500	524,500	524,500	Year End Roll	9/29/2016
2016	101	FV	114,900	1100	.96	408,500	524,500	524,500	Year End Roll	1/14/2016
2015	101	FV	110,000	1100	.96	346,200	457,300	457,300	Year End	10/2/2014
2014	101	FV	108,700	1100	.96	310,500	420,300	420,300	Year End Roll	1/23/2014
2013	101	FV	106,200	1100	.96	301,600	408,900	408,900	Year End Roll	10/25/2012
2012	101	FV	106,200	1100	.96	279,500	386,800	386,800	Year End	1/26/2012
2011	101	FV	108,700	1100	.96	284,000	393,800	393,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANETTA RICHARD	42696-504		5/4/2004	CONVENIENC	100	No	No			
PANETTE RITA I,	28935-193		6/23/1998	OTHER	99	No	No			estate sale
EST. S. PANETTA	8028-305		2/19/1953		0	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
5/15/1999	M&L COMPLETE	602	D TUCKER
12/21/1995	MEAS+INSPECTD	606	J SMITH
4/14/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.95999	Total SF/SM:	41817.16	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	420,867	SpI Credit	Total:	420,900
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