



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SUTHERLAND JEFFREY
Owner 2:	SUTHERLAND ARLINE
Owner 3:	
Street 1:	100 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	VALLUCCI - MARK D
Owner 2:	VALLUCCI - CAROLINA
Street 1:	100 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2007, Having Primarily STUCCO Exterior and METAL Roof Cover, with 1 Units, 4 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		
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	6.14	1.000	R2									491,200						491,200	
130	LAND		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									690						700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,061,800		1.837	491,200	1,553,000
130			0.023	700	700
Total Card	1,061,800		1.860	491,900	1,553,700
Total Parcel	1,061,800		1.860	491,900	1,553,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	265.45	/Parcel:	265.45

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,061,800	0	1.86	491,900	1,553,700	1,553,700	Year End Roll	9/28/2017
2017	101	FV	997,900	0	1.86	477,500	1,475,400	1,475,400	Year End Roll	9/29/2016
2016	101	FV	977,900	0	1.86	477,500	1,455,400	1,455,400	Year End Roll	1/14/2016
2015	101	FV	952,900	0	1.86	404,700	1,357,600	1,357,600	Year End	10/2/2014
2014	101	FV	828,600	0	1.86	363,100	1,191,700	1,191,700	Year End Roll	1/23/2014
2013	101	FV	811,900	0	1.86	352,700	1,164,600	1,164,600	Year End Roll	10/25/2012
2012	101	FV	811,900	0	1.86	352,700	1,164,600	1,164,600	Year End	1/26/2012
2011	101	FV	828,600	0	1.86	358,500	1,187,100	1,187,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VALLUCCI,MARK D	61832-285		5/20/2013		1576650	No	No			
DENEHY EDWARD J	45226-432		5/23/2005	CHANGE IN US	499000	Yes	No			
DENEHY, BERNADE	26038-118		2/9/1996	CONVENIENC	0	Yes	No		GIVEN TO SON	
DENEHY BERNADET	8094-319		6/19/1953	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/11/2015	6024	SOLAR PA	161,000	C				Install solar pane
9/24/2008	4057	TEMPORAR		C				tent 9/26-9/29
7/31/2006	3485	NEW HOME	800,000	C	6/7/2007			cert of occ. 1-4-0

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
5/29/2008	PERMIT VISIT	100	B MORGAN
6/7/2007	MEAS+INSPCTD	100	B MORGAN
4/21/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

