



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAHN DAVID
Owner 2:	PARHAM ANNE LISE
Owner 3:	
Street 1:	96 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2302 Type:

PREVIOUS OWNER

Owner 1:	COOMBS - DANA M
Owner 2:	COOMBS - MALENE P
Street 1:	96 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2302

NARRATIVE DESCRIPTION

This Parcel contains 2.07 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1977, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									390						400	
101	ONE FAM		0.22		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									1,320						1,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	326,800	700	2.070	492,900	820,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 238.56						/Parcel: 238.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	326,800	700	2.07	492,900	820,400	820,400	Year End Roll	9/28/2017
2017	101	FV	314,600	700	2.07	478,500	793,800	793,800	Year End Roll	9/29/2016
2016	101	FV	308,800	700	2.07	478,500	788,000	788,000	Year End Roll	1/14/2016
2015	101	FV	305,900	700	2.07	405,700	712,300	712,300	Year End	10/2/2014
2014	101	FV	284,100	700	2.07	364,100	648,900	648,900	Year End Roll	1/23/2014
2013	101	FV	278,300	700	2.07	353,700	632,700	632,700	Year End Roll	10/25/2012
2012	101	FV	284,100	700	2.07	353,700	638,500	638,500	Year End	1/26/2012
2011	101	FV	289,800	700	2.07	359,500	650,000	650,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COOMBS,DANA M	67329-589		5/27/2016		875000	No	No			
PAUL DORIAN	21509-583		10/31/1991		280000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/5/2000	2143	ROOF		C	6/30/2001			
3/18/1996	912-96	FINISH B	5,000	C	6/19/1996			
2/15/1994	427	RENOVATI	9,000	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
6/30/1999	M&L EXTERIOR	602	D TUCKER
9/29/1995	MEAS+INSPCTD	606	J SMITH
9/5/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.06955	Total SF/SM:	90149.60	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	492,910	SpI Credit		Total:	492,900
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