

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BURCKETT-PICKER JENIFER
Owner 2:	
Owner 3:	
Street 1:	58 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2806 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 2.35 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.513		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									15,390						15,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	312,400	8,300	2.350	661,800	982,500
Total Card 312,400 8,300 2.350 661,800 982,500					
Total Parcel 312,400 8,300 2.350 661,800 982,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 348.65		/Parcel: 348.65	

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

GIS Ref
GIS Ref
Insp Date
06/01/09

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	312,400	8300	2.35	661,800	982,500	982,500	Year End Roll	9/28/2017
2017	101	FV	306,700	8300	2.35	655,400	970,400	970,400	Year End Roll	9/29/2016
2016	101	FV	303,800	8300	2.35	637,000	949,100	949,100	Year End Roll	1/14/2016
2015	101	FV	295,100	8300	2.35	590,600	894,000	894,000	Year End	10/2/2014
2014	101	FV	272,100	8300	2.35	551,400	831,800	831,800	Year End Roll	1/23/2014
2013	101	FV	266,300	8300	2.35	535,400	810,000	810,000	Year End Roll	10/25/2012
2012	101	FV	286,000	8300	2.35	555,400	849,700	849,700	Year End	1/26/2012
2011	101	FV	323,100	8300	2.35	573,800	905,200	905,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PRUETT PAMELA B	1158-100		7/9/1996	CONVENIENC	130000	No	No			
BURCKETT DOULAS	1125-48		4/15/1994	FAMILY		1	No	No		
PHILLIPPA BURCK	954-154		3/15/1982	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/6/2017	6842	RENOVATI	69,000	C	3/1/2018			Repairs to sunroom
4/17/2008	3921	RENOVATI	87,000	C	6/26/2008			renovate 2 bths & conservatory sunro
3/7/2001	2172	ADDITION	26,600	C	5/25/2001			
11/17/1996	883-96	RENOVATI	14,000	C	7/8/1997			
12/6/1993	401	ROOF		C	12/29/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/1/2009	MEAS+INSPCTD	25	D ERSKINE
6/26/2008	MEAS+INSPCTD	100	B MORGAN
3/23/2002	MEAS/EXT INS	615	D VELUTTI
5/25/2001	MEAS+INSPCTD	615	D VELUTTI
5/11/1999	M&L COMPLETE	602	D TUCKER
9/29/1995	MEAS+INSPCTD	606	J SMITH
12/29/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	47 4 0
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:	

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)
Year Blt:	1954
Eff Yr Blt:	
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 40%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	P
Heat Fuel:	2 - GAS
Heat Type:	4 - RADIANT HW
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal:	0
% Sprinkled:	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	22X25	A	AV	1954	36.00	T	60	101			7,900			7,900
2	SHED/FR	D	Y	1	160	A	PR	1954	15.00	T	85	101			400			400

More:	N
Total Yard Items:	8,300
Total Special Features:	
Total:	8,300

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31%

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	1.06446540
Const Adj.:	1.00187993
Adj \$ / SQ:	97.048
Other Features:	52986
Grade Factor:	1.12
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	452816
Depreciation:	140373
Depreciated Total:	312443

**COMMENTS**


**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	6	BR	3	Bath	3	HB					

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

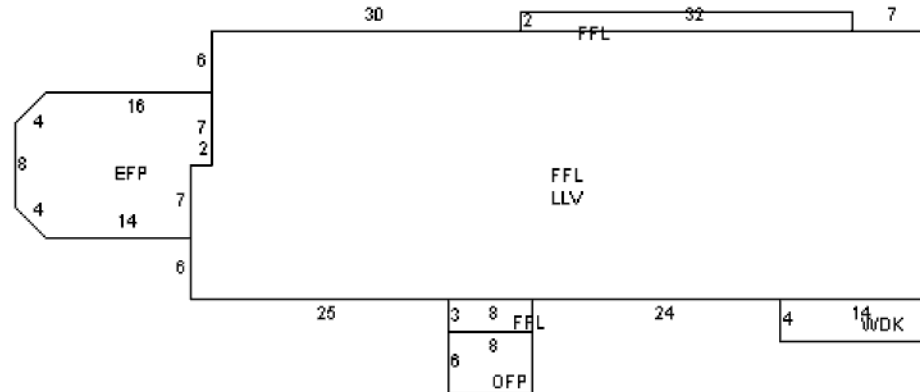
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	1
<b>Totals</b>			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				882824.4939
Juris. Factor:		Val/Su Fin:	110.86	
Special Features:	0	Val/Su Net:	76.66	
Final Total:	312400	Val/Su SzAd:	163.73	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,908	97.050	185,168	
LLV	LOWR LEVEL	1,820	84.920	154,550	
EFP	ENCL PORCH	243	36.000	8,748	
WDK	WOOD DECK	56	38.000	2,128	
OFFP	OPEN PORCH	48	15.000	720	
Net Sketched Area:		4,075	Total:	351,314	
Size Ad	1908	Gross Area	4075	FinArea	2818

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL		1ST FLOOR			
LLV	100	FLA	50	A	0

**IMAGE**



AssessPro Patriot Properties, Inc