



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SPITZ MARY REBECCA
Owner 2:	
Owner 3:	
Street 1:	44 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KNOLLMEYER CHRISTOPHER J -
Owner 2:	-
Street 1:	50 PAGE ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-6241

**NARRATIVE DESCRIPTION**

This Parcel contains 1.38 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		60112.2		SQUARE FE	PRIME SITE		0	6.78	1.232	R3									501,948						501,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	270,500		1.380	501,900	772,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		307.00	/Parcel:	307.00	Insp Date
							08/23/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	270,500	0	1.38	501,900	772,400	772,400	Year End Roll	9/28/2017
2017	101	FV	265,900	0	1.38	473,800	739,700	739,700	Year End Roll	9/29/2016
2016	101	FV	263,600	0	1.38	459,700	723,300	723,300	Year End Roll	1/14/2016
2015	101	FV	256,700	0	1.38	425,700	682,400	682,400	Year End	10/2/2014
2014	101	FV	241,100	0	1.38	381,300	622,400	622,400	Year End Roll	1/23/2014
2013	101	FV	236,500	0	1.36	368,900	605,400	605,400	Year End Roll	10/25/2012
2012	101	FV	236,500	0	1.36	405,700	642,200	642,200	Year End	1/26/2012
2011	101	FV	241,100	0	1.36	412,400	653,500	653,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KNOLLMEYER CHRI	50109-268		9/17/2007		929000	No	No			
BROWN-CAZORT	47068-20		3/6/2006		755000	No	No			
EDWARD K. DUNHA	13461-131		6/12/1978		112700	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/8/2015	6219	ROOF	39,797	C				Strip and re-roof
1/5/2010	4367	RENOVATI	15,000	C				install 11 replace

**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

Sign: VERIFICATION OF VISIT NOT DATA

