



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CORCORAN DONNA R
Owner 2:	KNOLLMEYER CHRISTOPHER J
Owner 3:	
Street 1:	50 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 4.8 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 5 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 Influ	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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.963		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									58,890						58,900	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,000						6,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,462,100		4.800	861,700	2,323,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 355.93						/Parcel: 307.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,630,200	0	4.8	861,700	2,491,900	2,491,900	Year End Roll	9/28/2017
2017	101	FV	1,541,700	0	4.8	861,700	2,403,400	2,403,400	Year End Roll	9/29/2016
2016	101	FV	1,527,000	0	4.8	809,700	2,336,700	2,336,700	Year End Roll	1/14/2016
2015	101	FV	1,508,600	0	4.8	754,500	2,263,100	2,263,100	Year End	10/2/2014
2014	101	FV	1,479,800	0	4.8	744,900	2,224,700	2,224,700	Year End Roll	1/23/2014
2013	101	FV	1,450,900	0	4.	700,900	2,151,800	2,151,800	Year End Roll	10/25/2012
2012	101	FV	1,593,300	0	4.	742,900	2,336,200	2,336,200	Year End	1/26/2012
2011	101	FV	1,712,900	0	4.	766,800	2,479,700	2,479,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LUSTWERK, INGEB	26598-380		8/21/1996	FAMILY	390000	No	No			
FERDINAND LUSTW	23548-255		8/18/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/5/2015	6233	ROOF	15,000	C				Repair rotted wood
1/17/2007	3609	RENO-BAR	100,000	C	6/1/2009			reconstr & renov b
3/15/2000	1892	NEW HOME	630,000	C	6/22/2002			6/00 5% 7/01 60%

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2009	PERMIT VISIT	25	D ERSKINE
4/30/2008	INFO FM PRMT	100	B MORGAN
6/7/2007	PERMIT VISIT	100	B MORGAN
5/22/2004	MEAS/EXT INS	615	D VELUTTI
5/10/2003	MEAS+INSPCTD	615	D VELUTTI
6/22/2002	MEAS+INSPCTD	613	M COLE
8/15/2001	MEAS/EXT INS	600	PA
6/27/2000	MEAS+INSPCTD	609	T MULHERN
6/30/1999	M&L EXTERIOR	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 4.79955 Total SF/SM: 209068.41 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 861,690 Spl Credit Total: 861,700

