



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NALLICHERI TR NARAYAN V
Owner 2:	NALLICHERI TR MELANIE I
Owner 3:	NALLICHERI FAMILY LIVING TRUST
Street 1:	69 PAGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAWKINS TR - DEBORAH A
Owner 2:	-
Street 1:	C-O DAINTREE
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02110

NARRATIVE DESCRIPTION

This Parcel contains 11.937 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2008, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 4 HalfBaths, 0 3/4 Baths, 10 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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		7.312		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									219,360						219,400	
101	ONE FAM		2.7882		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									16,729						16,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	2,143,100		11.937	1,131,300	3,274,400	3004.00	0			
							GIS Ref			
							GIS Ref			
Total Card					2,143,100	11.937	1,131,300	3,274,400	Entered Lot Size	
Total Parcel					2,143,100	11.937	1,131,300	3,274,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 423.84			/Parcel: 423.84		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	2,143,100	0	11.937	1,131,300	3,274,400	3,274,400	Year End Roll	9/28/2017
2017	101	FV	2,105,700	0	11.937	1,131,300	3,237,000	3,237,000	Year End Roll	9/29/2016
2016	101	FV	2,087,000	0	11.937	1,104,900	3,191,900	3,191,900	Year End Roll	1/14/2016
2015	101	FV	2,030,800	0	11.937	1,040,900	3,071,700	3,071,700	Year End	10/2/2014
2014	101	FV	1,881,000	0	11.937	1,028,100	2,909,100	2,909,100	Year End Roll	1/23/2014
2013	101	FV	1,843,500	0	11.937	1,004,100	2,847,600	2,847,600	Year End Roll	10/25/2012
2012	101	FV	1,746,100	0	11.937	1,527,300	3,273,400	3,273,400	Year End	1/26/2012
2011	101	FV	1,793,700	0	11.937	1,634,500	3,428,200	3,428,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAWKINS TR,DEBO	68515-451		12/1/2016		3850000	No	No			
HAWKINS DEBORAH	52313-463		2/27/2009	FAMILY		1	No	No		
DLUGASCH RICKY	41741-212		1/7/2004	CHANGE IN US	1875000	Yes	No			
HEINRICH ROBERT	32839-110		5/11/2001	CONVENIENC		1	Yes	No		
HAPGOOD NORMAN,	31767-18		8/30/2000	PARTIAL INTR	2000000	No	No			sale of 4 lots
	7999-282		11/19/1952		8500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/25/2007	3719	NEW HOME	2,017,444	C	7/26/2010			single fam hse

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	SALES INSP	618	G BOURGAULT
7/26/2010	MEAS/EXT INS	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	PERMIT VISIT	100	B MORGAN
5/15/1999	M&L COMPLETE	602	D TUCKER
9/29/1995	MEAS+INSPCTD	606	J SMITH
9/8/1995	ABATE-INSPEC	600	PA
10/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 11.93675 Total SF/SM: 519964.84 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 6 Total: 1,131,289 Spl Credit Total: 1,131,300

