



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FALENDER ANDREW J
Owner 2:	LENTH JACQUELYN A
Owner 3:	
Street 1:	55 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FALENDER ANDREW J -
Owner 2:	LENTH JACQUELYN A -
Street 1:	55 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 6.14 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		4.3038		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									129,114						129,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	674,700	7,800	6.140	925,900	1,608,400		0
							GIS Ref
							GIS Ref
Total Card	674,700	7,800	6.140	925,900	1,608,400	Entered Lot Size	
Total Parcel	674,700	7,800	6.140	925,900	1,608,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		544.56	/Parcel:	544.56	Insp Date
						Land Unit Type:	01/11/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	674,700	7800	6.14	925,900	1,608,400	1,608,400	Year End Roll	9/28/2017
2017	101	FV	599,800	7800	6.14	925,900	1,533,500	1,533,500	Year End Roll	9/29/2016
2016	101	FV	575,500	7800	6.14	873,900	1,457,200	1,457,200	Year End Roll	1/14/2016
2015	101	FV	570,600	7800	6.14	818,700	1,397,100	1,397,100	Year End	10/2/2014
2014	101	FV	536,600	7800	6.14	809,100	1,353,500	1,353,500	Year End Roll	1/23/2014
2013	101	FV	526,900	7800	6.14	789,100	1,323,800	1,323,800	Year End Roll	10/25/2012
2012	101	FV	536,600	7800	6.14	831,100	1,375,500	1,375,500	Year End	1/26/2012
2011	101	FV	546,300	7800	6.14	855,000	1,409,100	1,409,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FALENDER ANDREW	35532-399		5/24/2002	CONVENIENC		1	No	No		9967SQ FT FROM 50-5-0 TO 67-3-
MACLAURIN ELLEN	27449-248		7/1/1997		747500	No	No			
MACLAURIN RICHA	6697-358		8/2/1943	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/22/2018	6958	SOLAR PA	14,000	C				Install solar pane
9/20/2013	5555	WDK	10,000	C				change decking mat
3/22/2010	4409	ROOF		C				strip and re-roof
3/10/2005	3139	RENOVATI	12,000	C	6/4/2005			3rd floor bathroom
5/24/2002	2497	SHED		C	6/21/2003			
11/21/2001	2402	MANUAL	200,000	C	7/6/2002			construct new kitc
1/5/2000	1866	WS FLUE		C	5/19/2000			5/19/00 100%
2/4/1999	1621	SCREENPR	25,000	C	6/9/1999			5/19/00 100%
11/17/1997	1306	RENOVATI	11,000	C	6/9/1998			RM 2 BATHS 6/9/98

ACTIVITY INFORMATION

Date	Result	By	Name
1/11/2011	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI
7/6/2002	MEAS+INSPCTD	613	M COLE
5/19/2000	MEAS+INSPCTD	610	M FLYNN
6/9/1999	M&L COMPLETE	602	D TUCKER
6/9/1998	MEAS/EXT INS	602	D TUCKER
9/29/1995	MEAS+INSPCTD	606	J SMITH
3/1/1984	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

