



Patriot
Properties Inc.

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	482,600	1,000	2.510	666,600	1,150,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		361.70	/Parcel: 361.70	Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
08/23/13

OWNERSHIP

Owner 1:	STAPLES TR CHARLES
Owner 2:	STAPLES TR KATHERINE M
Owner 3:	KATHERINE STAPLES SPECIAL TRST
Street 1:	51 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2804 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	482,600	1000	2.51	666,600	1,150,200	1,150,200	Year End Roll	9/28/2017
2017	101	FV	474,900	1000	2.51	660,200	1,136,100	1,136,100	Year End Roll	9/29/2016
2016	101	FV	461,800	1000	2.51	641,800	1,104,600	1,104,600	Year End Roll	1/14/2016
2015	101	FV	450,400	1000	2.51	595,400	1,046,800	1,046,800	Year End	10/2/2014
2014	101	FV	413,900	1000	2.51	556,200	971,100	971,100	Year End Roll	1/23/2014
2013	101	FV	406,400	1000	2.51	540,200	947,600	947,600	Year End Roll	10/25/2012
2012	101	FV	406,400	1000	2.51	560,200	967,600	967,600	Year End	1/26/2012
2011	101	FV	427,700	1000	2.51	578,600	1,007,300	1,007,300	Year End	2/10/2011

Parcel ID 146 5 0

PRINT

Date	Time
10/02/18	18:02:58

LAST REV

Date	Time
12/28/17	15:57:57

PREVIOUS OWNER

Owner 1:	STAPLES TR - CHARLES
Owner 2:	STAPLES TR - KATHERINE M
Street 1:	51 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2804

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STAPLES TR,CHAR	70183-387		11/3/2017	CONVENIENC	100	No	No			
STAPLES,CHARLES	65526-339		6/12/2015	CONVENIENC	1	No	No			
STAPLES, KATHER	24126-197		1/3/1994	FAMILY	1	No	No			
KEARSLEY, JOAN	24126-196		1/3/1994	FAMILY	235000	No	No			HALF INTEREST
STAPLES + KEARS	24126-195		1/3/1994	FAMILY	1	No	No			
WATTS REALTY CO	20453-366		3/28/1990		0	No	No			

TAX DISTRICT

PAT ACCT.

blakeley 1418

NARRATIVE DESCRIPTION

This Parcel contains 2.51 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1961, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/19/1995	717-95	RENO-ADD	150,000	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
6/12/1999	M&L COMPLETE	602	D TUCKER
5/17/1996	MEAS+INSPCTD	606	J SMITH
12/21/1995	ENTRY DENIED	606	J SMITH
9/5/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.673		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									20,190						20,200	

Total AC/HA:	2.50955	Total SF/SM:	109316.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	666,590	Spl Credit	Total:	666,600
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