



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		PAGE FARM RD, LINCOLN

**OWNERSHIP**

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	STAPLES CHARLES O -
Owner 2:	STAPLES KATHERINE M -
Street 1:	51 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2810

**NARRATIVE DESCRIPTION**

This Parcel contains 1.03 ACRES of land mainly classified as CHARITY

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
905	CHARITY		44867		SQUARE FE	PRIME SITE		0	8.08	1.548	R4									561,238						561,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
905			1.030	561,200	561,200	955
Total Card			1.030	561,200	561,200	Entered Lot Size
Total Parcel			1.030	561,200	561,200	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		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	905	FV		0	1.03	561,200	561,200	561,200	Year End Roll	9/28/2017
2017	905	FV		0	1.03	555,700	555,700	555,700	Year End Roll	9/29/2016
2016	905	FV		0	1.03	539,700	539,700	539,700	Year End Roll	1/14/2016
2015	905	FV		0	1.03	499,400	499,400	499,400	Year End	10/2/2014
2014	905	FV		0	1.03	465,400	465,400	465,400	Year End Roll	1/23/2014
2013	905	FV		0	1.03	451,500	451,500	451,500	Year End Roll	10/25/2012
2012	905	FV		0	1.03	468,900	468,900	468,900	Year End	1/26/2012
2011	905	FV		0	1.03	484,800	484,800	484,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STAPLES CHARLES	29580-239		12/22/1998	INVOLV CHARI		1	Yes	No		
KEARSLEY, JOAN	25541-598		8/3/1995	FAMILY	130000		Yes	No		
KADIDI TRUST	22815-577		1/11/1993	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

