



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREENHILL LINCOLN J
Owner 2:	GREENHILL KELLY M
Owner 3:	
Street 1:	12 PAGE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DOE BARBARA -
Owner 2:	-
Street 1:	1359 MASS AVE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02420

NARRATIVE DESCRIPTION

This Parcel contains .97 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1972, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 2 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		4	2253.19922	SQUARE FE	PRIME SITE		0	8.08	1.625	R4									554,902						554,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	627,300	11,600	0.970	554,900	1,193,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		318.38	/Parcel:	318.38
						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	627,300	11600	.97	554,900	1,193,800	1,193,800	Year End Roll	9/28/2017
2017	101	FV	589,800	11600	.97	549,400	1,150,800	1,150,800	Year End Roll	9/29/2016
2016	101	FV	578,200	11600	.97	533,600	1,123,400	1,123,400	Year End Roll	1/14/2016
2015	101	FV	564,000	11600	.97	493,800	1,069,400	1,069,400	Year End	10/2/2014
2014	101	FV	454,600	11600	.97	460,100	926,300	926,300	Year End Roll	1/23/2014
2013	101	FV	446,500	11600	.97	446,400	904,500	904,500	Year End Roll	10/25/2012
2012	101	FV	446,500	11600	.97	463,600	921,700	921,700	Year End	1/26/2012
2011	101	FV	517,900	11600	.97	479,400	1,008,900	1,008,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOE BARBARA,	54178-367		1/20/2010		885000	No	No			
LIPSEY STEVE,	46665-245		12/15/2005		1133000	No	No			
ZIEFERT HARRIET	36881-179		10/31/2002		1055000	No	No			
DAVID VANBUSKIR	21032-8		3/1/1991		577500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/16/2013	5415	RENO-ADD	30,000	C	5/27/2014			add a 10x17 dormer
10/10/2012	5185	RENOVATI	50,000	C				replace win, repla
6/18/2008	3969	RENOVATI	50,000	C	9/23/2008			add bth & remodel
11/9/2005	3314	W/S FLUE		C				
7/18/1994	529-94	SCREENPR	14,000	C	9/7/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2014	MEAS/EXT INS	25	D ERSKINE
4/29/2009	LEFT NOTICE	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
5/15/1999	M&L COMPLETE	602	D TUCKER
12/21/1995	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.97000	Total SF/SM:	42253.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	554,902	Spl Credit		Total:	554,900
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