



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILCOX STEVEN A
Owner 2:	WILCOX NANCY S
Owner 3:	
Street 1:	3 PAGE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2803 Type:

PREVIOUS OWNER

Owner 1:	GORDON JOHANNA L -
Owner 2:	GORDON BRADLEY W -
Street 1:	3 PAGE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2803

NARRATIVE DESCRIPTION

This Parcel contains 1.41 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1974, Having Primarily WOOD Exterior and ASPHALT 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

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		61419		SQUARE FE	PRIME SITE		0	8.08	1.212	R4									601,360						601,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	983,300		1.410	601,400	1,584,700		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		305.11	/Parcel:	305.11	Insp Date
							08/23/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	983,300	0	1.41	601,400	1,584,700	1,584,700	Year End Roll	9/28/2017
2017	101	FV	923,000	0	1.41	595,400	1,518,400	1,518,400	Year End Roll	9/29/2016
2016	101	FV	904,000	0	1.41	578,300	1,482,300	1,482,300	Year End Roll	1/14/2016
2015	101	FV	879,400	0	1.41	535,100	1,414,500	1,414,500	Year End	10/2/2014
2014	101	FV	824,100	0	1.41	498,700	1,322,800	1,322,800	Year End Roll	1/23/2014
2013	101	FV	808,200	0	1.41	483,800	1,292,000	1,292,000	Year End Roll	10/25/2012
2012	101	FV	843,100	0	1.41	502,400	1,345,500	1,345,500	Year End	1/26/2012
2011	101	FV	860,000	0	1.41	519,500	1,379,500	1,379,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GORDON JOHANNA	33268-481		7/17/2001		1350000	No	No			
ROGERS, ALFRED	26332-86		5/21/1996	CHD>SALE	500000	No	No			
PAUL O. ROBERTS	12595-618		2/25/1974		37000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2014	5885	WINDOWS	26,000	C				
2/1/2007	3612	RENOVATI	50,000	C	6/7/2007			ext bmt under exis
7/8/2005	3222	RENOVATI	38,000	C	7/24/2006			front ent roof, ki
11/6/1998	1578	ADDITION	75,000	C	5/15/1999			
4/1/1998	1371	FENCE		C	6/9/1998			6/9/98 100%
4/14/1997	1163-97	WDK	20,000	C	6/5/1997			
6/21/1996	983-96	ADDITION	250,000	C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/7/2007	PERMIT VISIT	100	B MORGAN
7/24/2006	MEAS/EXT INS	100	B MORGAN
6/9/1998	MEAS/EXT INS	602	D TUCKER
6/5/1997	MEAS+INSPCTD	602	D TUCKER
9/28/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.40999 Total SF/SM: 61419.16 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 601,360 Spl Credit Total: 601,400

