

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 40 | | PAGE RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | HOWLAND III WESTON |
| Owner 2: | HOWLAND SUSANAH B |
| Owner 3: | |
| Street 1: | 40 PAGE RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2809 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 3.56 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 | | |
| 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 Influ | 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 | | 1.123 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 33,690 | | | | | | 33,700 | |
| 101 | ONE FAM | | 0.6 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 18,000 | | | | | | 18,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|-------------------|-----------|
| 101 | 1,345,100 | 54,500 | 3.560 | 698,100 | 2,097,700 | | |
| | | | | | | Entered Lot Size | |
| | | | | | | Total Land: | |
| | | | | | | Land Unit Type: | |
| Total Card | | 1,345,100 | 54,500 | 3.560 | 698,100 | 2,097,700 | |
| Total Parcel | | 1,345,100 | 54,500 | 3.560 | 698,100 | 2,097,700 | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 459.27 | | /Parcel: 459.27 | | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 1,345,100 | 54500 | 3.56 | 698,100 | 2,097,700 | 2,097,700 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,249,900 | 54600 | 3.56 | 691,700 | 1,996,200 | 1,996,200 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,218,900 | 54600 | 3.56 | 673,300 | 1,946,800 | 1,946,800 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 1,208,100 | 54600 | 3.56 | 626,900 | 1,889,600 | 1,889,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 1,132,300 | 54600 | 3.56 | 587,700 | 1,774,600 | 1,774,600 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 1,110,700 | 54600 | 3.56 | 571,700 | 1,737,000 | 1,737,000 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 1,132,300 | 54600 | 3.56 | 591,700 | 1,778,600 | 1,778,600 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 1,197,500 | 54600 | 3.56 | 610,100 | 1,862,200 | 1,862,200 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| GORDON OSBORNE | 21185-61 | | 5/29/1991 | | 900000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------------------------|
| 12/7/2017 | 6935 | SOLAR PA | 58,982 | C | 5/16/2018 | | | Install solar pane |
| 6/7/2012 | 5060 | RENOVATI | 18,000 | C | 11/16/2012 | | | replace bathtub & strip & re-roof ba |
| 12/4/2009 | 4347 | ROOF | | C | | | | reno guest room |
| 3/4/2008 | 3889 | RENOVATI | 21,000 | C | 5/29/2008 | | | remodel kit;+ pock |
| 12/6/2007 | 3833 | RENOVATI | 117,000 | C | 5/29/2008 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 4/12/2017 | MEAS+INSPCTD | 4 | JG |
| 5/29/2008 | MEAS/EXT INS | 100 | B MORGAN |
| 6/12/2007 | MEAS/EXT INS | 617 | D HASCHIG |
| 5/8/1999 | M&L COMPLETE | 602 | D TUCKER |
| 9/29/1995 | MEAS+INSPCTD | 606 | J SMITH |
| 8/16/1995 | ABATE-INSPEC | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA

