



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOWLAND TR SUSANAH B
Owner 2:	CLAPP III TR CHARLES E
Owner 3:	WESTON HOWLAND III 2012 IRR TR
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:	Howland III - Weston
Owner 2:	-
Street 1:	40 Page Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2809

NARRATIVE DESCRIPTION

This Parcel contains 1.76 ACRES of land mainly classified as LAND

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:				Topo		
D				Street	1	PAVED
s				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
130	LAND		76665		SQUARE FE	PRIME SITE		0	6.78	1.030	R3									535,617						535,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			1.760	535,600	535,600		
Total Card						Entered Lot Size	
Total Parcel						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	130	FV		0	1.76	535,600	535,600	535,600	Year End Roll	9/28/2017
2017	130	FV		0	1.76	505,600	505,600	505,600	Year End Roll	9/29/2016
2016	130	FV		0	1.76	490,600	490,600	490,600	Year End Roll	1/14/2016
2015	130	FV		0	1.76	454,200	454,200	454,200	Year End	10/2/2014
2014	130	FV		0	1.76	406,800	406,800	406,800	Year End Roll	1/23/2014
2013	130	FV		0	1.76	395,000	395,000	395,000	Year End Roll	10/25/2012
2012	130	FV		0	1.76	488,800	488,800	488,800	Year End	1/26/2012
2011	130	FV		0	1.76	505,400	505,400	505,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Howland III,Wes	60618-526		11/30/2012	FAMILY		10	No	No		
Howland III,Wes	60431-351		11/6/2012	FAMILY		1	No	No		
PAGE ROAD REALT	21185-61		5/29/1991			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 ___/___/___

