



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		PAGE 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:	HOWLAND WESTON III -
Owner 2:	HOWLAND SUSANAH B -
Street 1:	40 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2809

NARRATIVE DESCRIPTION

This Parcel contains 1.95 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		73180		SQUARE FE	PRIME SITE		0	8.08	1.065	R4									629,868						629,900	
905	CHARITY		0.27		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,620						1,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			1.950	631,500	631,500		
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	905	FV		0	1.95	631,500	631,500	631,500	Year End Roll	9/28/2017
2017	905	FV		0	1.95	625,200	625,200	625,200	Year End Roll	9/29/2016
2016	905	FV		0	1.95	607,300	607,300	607,300	Year End Roll	1/14/2016
2015	905	FV		0	1.95	562,100	562,100	562,100	Year End	10/2/2014
2014	905	FV		0	1.95	523,900	523,900	523,900	Year End Roll	1/23/2014
2013	905	FV		0	1.95	508,300	508,300	508,300	Year End Roll	10/25/2012
2012	905	FV		0	1.95	527,800	527,800	527,800	Year End	1/26/2012
2011	905	FV		0	1.95	545,700	545,700	545,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOWLAND WESTON	38289-177		3/12/2003	INVOLV CHARI	10	No	No			
PAGE ROAD RLTY	21185-61		5/29/1991		900000	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

