



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BOSTON UNIBO CORP
Owner 2:	
Owner 3:	
Street 1:	472 LOWELL STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02420-2263 Type:

**PREVIOUS OWNER**

Owner 1:	PEHL - MICHAEL
Owner 2:	PEHL - RANDA J
Street 1:	18 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2809

**NARRATIVE DESCRIPTION**

This Parcel contains 12.011 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1908, Having Primarily STUCCO Exterior and TILE Roof Cover, with 1 Units, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 7 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		80000		SQUARE FE	PRIME SITE		0	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		3.823		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									114,690						114,700	
132	UNDEV		6.351		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R6									38,106						38,100	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	3,039,500	24,400	5.660	1,009,900	4,073,800		
132			6.351	38,100	38,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			334.55		/Parcel:	312.64	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	3,445,200	43000	12.011	1,048,000	4,536,200	4,536,200	Year End Roll	9/28/2017
2017	101	FV	3,289,200	43000	12.011	1,048,000	4,380,200	4,380,200	Year End Roll	9/29/2016
2016	101	FV	3,248,100	43000	12.011	1,021,600	4,312,700	4,312,700	Year End Roll	1/14/2016
2015	101	FV	3,206,400	43000	12.011	957,600	4,207,000	4,207,000	Year End	10/2/2014
2014	101	FV	3,144,900	43000	12.011	944,800	4,132,700	4,132,700	Year End Roll	1/23/2014
2013	101	FV	3,080,500	43000	12.011	920,800	4,044,300	4,044,300	Year End Roll	10/25/2012
2012	101	FV	3,078,700	43000	12.011	1,112,800	4,234,500	4,234,500	Year End	1/26/2012
2011	101	FV	3,305,200	43000	12.011	1,220,000	4,568,200	4,568,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PEHL, MICHAEL	70647-403		2/20/2018		4000000	No	No			
THIELE, LESSIE	26621-600		8/29/1996	OTHER	3000000	No	No			ALSO PARCEL 67-1-0
THOMAS A. ROBIN	20288-55		12/27/1989	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/27/2001	2408	RENO-ADD	1,700,000	C				garage addition, r

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/15/2009	MEAS+INSPCTD	25	D ERSKINE
7/6/2002	ENTRY DENIED	613	M COLE
5/26/1999	M&L COMPLETE	602	D TUCKER
12/21/1995	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 12.01055 Total SF/SM: 523179.53 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 6 Total: 1,047,996 Spl Credit Total: 1,048,000

