



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	NOAH ROBERT B
Owner 2:	WITHROW ELLEN S
Owner 3:	
Street 1:	14 PAGE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	CICCONE MICHAEL -
Owner 2:	CICCONE MARJORIE A -
Street 1:	1320 CENTRE
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02459

**NARRATIVE DESCRIPTION**

This Parcel contains 1.977 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2004, Having Primarily CLAPBOARD 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				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 Infru	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	
132	UNDEV		0.14		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									840						800	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	979,800	32,100	1.837	646,400	1,658,300		0
132			0.140	800	800		GIS Ref
Total Card		979,800	32,100	1.977	647,200	Entered Lot Size	GIS Ref
Total Parcel		979,800	32,100	1.977	647,200	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 557.49		/Parcel: 557.49		Land Unit Type:	01/11/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	979,800	32100	1.977	647,200	1,659,100	1,659,100	Year End Roll	9/28/2017
2017	101	FV	918,600	32100	1.977	640,800	1,591,500	1,591,500	Year End Roll	9/29/2016
2016	101	FV	903,900	32100	1.977	622,400	1,558,400	1,558,400	Year End Roll	1/14/2016
2015	101	FV	880,500	32100	1.977	576,000	1,488,600	1,488,600	Year End	10/2/2014
2014	101	FV	818,100	32100	1.977	536,800	1,387,000	1,387,000	Year End Roll	1/23/2014
2013	101	FV	802,500	32100	1.977	520,800	1,355,400	1,355,400	Year End Roll	10/25/2012
2012	101	FV	878,200	32100	1.981	476,100	1,386,400	1,386,400	Year End	1/26/2012
2011	101	FV	926,200	32100	1.981	492,200	1,450,500	1,450,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CICCONE MICHAEL	44449-99		1/10/2005		1600000	No	No			
RURAL LAND FOUN	37068-327		11/15/2002		575000	Yes	No			
TANGENT DEVELOP	35532-435		5/24/2002	SUBSEQUENT S	550000	No	No			
	11903-651		10/19/1970		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/12/2005	3116	W/S FLUE		C	5/14/2005			
7/21/2003	2730	NEW HOME	395,000	C	5/15/2004			5/15/04 60%. 6/30/
5/28/2003	2702	MANUAL	25,000	C	6/21/2003			foundation 6/21 1%

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/11/2011	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS/EXT INS	615	D VELUTTI
1/7/2005	ABATE-INSPEC	600	PA
5/15/2004	MEAS+INSPCTD	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

