



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ISAACS KENNETH C A
Owner 2:	ISAACS ROBIN F
Owner 3:	
Street 1:	5 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	UCALANO CONSTRUCTION INC -
Owner 2:	-
Street 1:	25 CERULEAN WAY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 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	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,032,800	28,500	1.840	646,500	1,707,800	1247.00	0				
							GIS Ref				
							GIS Ref				
Total Card					1,032,800	28,500	1.840	646,500	1,707,800	Entered Lot Size	
Total Parcel					1,032,800	28,500	1.840	646,500	1,707,800	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			256.47	/Parcel:	256.47	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	101	FV	1,032,800	28500	1.84	646,500	1,707,800	1,707,800	Year End Roll	9/28/2017
2017	101	FV	959,900	28500	1.84	640,100	1,628,500	1,628,500	Year End Roll	9/29/2016
2016	101	FV	930,900	28500	1.84	621,700	1,581,100	1,581,100	Year End Roll	1/14/2016
2015	101	FV	922,000	28500	1.84	575,300	1,525,800	1,525,800	Year End	10/2/2014
2014	101	FV	859,600	28500	1.84	536,100	1,424,200	1,424,200	Year End Roll	1/23/2014
2013	101	FV	806,100	28500	1.84	520,100	1,354,700	1,354,700	Year End Roll	10/25/2012
2012	101	FV	791,100	28500	1.84	680,100	1,499,700	1,499,700	Year End	1/26/2012
2011	101	FV	807,400	28500	1.84	726,500	1,562,400	1,562,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
UCALANO CONSTRU	31254-080		3/28/2000		1545000	No	No			
GILLIS JOHN G,	30554-349		7/19/1999	CHANGE IN US	500000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/26/2016	6563	WOOD STO	750	C				Install wood stove
2/19/2013	5327	RENOVATI	5,000	C	6/24/2013			reno a portion of
9/21/2000	2084	MANUAL	40,000	C	5/19/2001			work shop
2/7/2000	1874	MANUAL	2,500	C	6/27/2000			closets, attic 6/2
8/12/1999	1774	NEW HOME	475,000	C	6/27/2000			6/27/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/24/2013	MEAS/EXT INS	25	D ERSKINE
7/15/2008	MEAS+INSPCTD	25	D ERSKINE
5/19/2001	MEAS/EXT INS	614	S FOLEY
6/27/2000	MEAS+INSPCTD	609	T MULHERN

Sign: VERIFICATION OF VISIT NOT DATA

