

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOREN ADAM S
Owner 2:	LOREN JACQUELYN S
Owner 3:	
Street 1:	75 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ANSIN - ROBERT D
Owner 2:	ANSIN - M ADRIANA
Street 1:	75 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2001, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 7 Baths, 0 HalfBaths, 0 3/4 Baths, 14 Rooms, and 9 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.04865		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									1,460						1,500	
101	ONE FAM		0.0148		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									89						100	Wetland

Total AC/HA:	1.90000	Total SF/SM:	82764.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	798,348	Spl Credit	Total:	798,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	1,664,800		1.900	798,400	2,463,200	3720	0			
							GIS Ref			
							GIS Ref			
Total Card					1,664,800	1.900	798,400	2,463,200	Entered Lot Size	
Total Parcel					1,664,800	1.900	798,400	2,463,200	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		299.43	/Parcel:	299.43	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	1,664,800	0	1.9	798,400	2,463,200	2,463,200	Year End Roll	9/28/2017
2017	101	FV	1,571,600	0	1.9	798,400	2,370,000	2,370,000	Year End Roll	9/29/2016
2016	101	FV	1,559,800	0	1.9	746,400	2,306,200	2,306,200	Year End Roll	1/14/2016
2015	101	FV	1,544,000	0	1.9	691,200	2,235,200	2,235,200	Year End	10/2/2014
2014	101	FV	1,512,400	0	1.9	681,600	2,194,000	2,194,000	Year End Roll	1/23/2014
2013	101	FV	1,480,700	0	1.9	661,600	2,142,300	2,142,300	Year End Roll	10/25/2012
2012	101	FV	1,607,200	0	1.9	681,600	2,288,800	2,288,800	Year End	1/26/2012
2011	101	FV	1,733,500	0	1.9	728,000	2,461,500	2,461,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANSIN,ROBERT D	65352-282		5/12/2015	DIVORCE/ESTA	2075000	No	No			
Ansini,Robert D	61016-521		1/22/2013	FAMILY		1	No	No		
ZEGARELLI JOSEP	41576-147		12/8/2003		2500000	No	No			
HEINRICH ROBERT	32666-369		4/12/2001	PARTIAL INTR	950000	Yes	No			
HEINRICH ROBERT	31767-18		8/30/2000		2000000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/27/2015	6176	MANUAL	7,000	C				Sheet metal work t
11/10/2009	4326	MANUAL	2,600	C				replace existing r
5/29/2002	2501	FINISH B	35,000	C	5/10/2003			walls, ceiling & b
3/30/2001	2191	NEW HOME	550,000	C	5/10/2003			3/23/02 10% 6/22/0

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2010	MEAS/EXT INS	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	D VELUTTI
5/10/2003	MEAS+INSPCTD	615	D VELUTTI
6/22/2002	MEAS/EXT INS	613	M COLE
3/23/2002	MEAS/EXT INS	615	D VELUTTI
8/15/2001	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	50 4 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/03/18	04:41:09

LAST REV

Date	Time
02/16/16	11:10:01

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2646

