

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KOLOWICH MICHAEL E
Owner 2:	LYNDE KIRSTIN GAIL
Owner 3:	
Street 1:	83 PAGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Dwyer - Nora C
Owner 2:	-
Street 1:	201 Crandon Blvd #537
Twn/City:	Key Biscayne
St/Prov:	FL Cntry
Postal:	33149

NARRATIVE DESCRIPTION

This Parcel contains 7.367 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2013, Having Primarily COMP CLAP Exterior and METAL Roof Cover, with 0 Units, 4 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	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	
130	LAND		2		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									60,000						60,000	
130	LAND		3.53		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									21,180						21,200	

Total AC/HA:	7.36655	Total SF/SM:	320886.91	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	976,380	Spl Credit	Total:	976,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,335,700		1.837	895,200	2,230,900	3720	0
130			5.530	81,200	81,200		GIS Ref
Total Card	1,335,700		7.367	976,400	2,312,100		GIS Ref
Total Parcel	1,571,100		7.367	976,400	2,547,500	Entered Lot Size	
Source: Market Adj Cost		Total Value per SQ Unit /Card:		394.29	/Parcel:	376.46	Insp Date
						Land Unit Type:	05/14/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,571,100	0	7.367	976,400	2,547,500	2,547,500	Year End Roll	9/28/2017
2017	101	FV	1,407,200	0	7.367	976,400	2,383,600	2,383,600	Year End Roll	9/29/2016
2016	101	FV	1,361,000	0	7.367	950,000	2,311,000	2,311,000	Year End Roll	1/14/2016
2015	101	FV	955,400	0	7.367	886,000	1,841,400	1,841,400	Year End	10/2/2014
2014	130	FV		0	7.367	873,200	873,200	873,200	Year End Roll	1/23/2014
2013	130	FV		0	7.367	849,200	849,200	849,200	Year End Roll	10/25/2012
2012	130	FV		0	7.367	1,041,200	1,041,200	1,041,200	Year End	1/26/2012
2011	130	FV		0	7.367	1,148,400	1,148,400	1,148,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Dwyer,Nora C	59785-259		8/17/2012	CHANGE IN US	900000	No	No			
ZARELLA ANTHONY	49838-30		7/26/2007		1300000	Yes	No			
DLUGASCH RICKY	38388-149		3/18/2003		812500	Yes	No			
HEINRICH ROBERT	32839-110		5/11/2001	CONVENIENC		1	Yes	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/4/2014	5645	MANUAL	14,000	C				sheet metal work i
2/4/2014	5644	MANUAL	95,000	C				sheet metal work i
2/4/2014	5643	MANUAL	25,000	C				sheet metal work i
8/5/2013	5502	GARAGE	374,880	C	5/14/2014			2 car gar with hom
8/5/2013	5501	NEW HOME	1,264,710	C	5/20/2015			
3/9/2006	3371	MANUAL		C				Install a wood bur
2/6/2006	3346	SHED	10,000	C				sm log cabin shed;
10/7/2005	3287	SHED		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
5/14/2014	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	50 4 3
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	04:42:13

LAST REV

Date	Time
07/02/15	11:07:32

apro	2650
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EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	
(Liv) Units:	Total: 0
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	20 - COMP CLAP
Sec Wall:	9 - STONE 20%
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:			
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	3 - ELECTRIC		
Heat Type:	13 - RADIANT EL		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N		Total Yard Items:				Total Special Features:										Total:			

BATH FEATURES

Full Bath:	4	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good		0.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			0%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.85231924
Const Adj.:	0.99105978
Adj \$ / SQ:	76.868
Other Features:	86302
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1335659
Depreciation:	0
Depreciated Total:	1335659

COMMENTS

SEE WETLANDS MAP.

RESIDENTIAL GRID

1st Res Grid Desc:	Line 1	# Units	1					
Level	FY LR DR D K FR RR BR FB HB L O							
Other								
Upper								
Lvl 2								
Lvl 1								
Lower								
Totals	RM:	9	BR:	4	Baths:	4	HB:	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

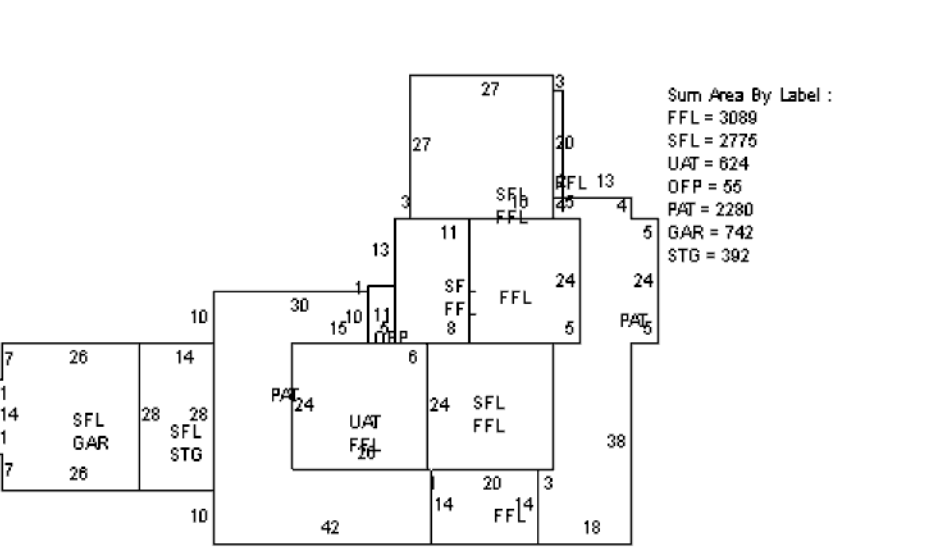
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	0.00000
Juris. Factor:	Val/Su Fin:	227.78	
Special Features:	0	Val/Su Net:	141.69
Final Total:	1335700	Val/Su SzAd:	227.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,089	76.870	237,444	
SFL	2ND FLOOR	2,775	76.870	213,308	
PAT	PATIO	2,280	7.000	15,960	
GAR	GARAGE	742	36.000	26,712	
STG	STORAGE	392	15.000	5,880	
UAT	UNF ATTIC	94	76.870	7,195	
OFP	OPEN PORCH	55	15.000	825	
Net Sketched Area:		9,427	Total:	507,324	
Size Ad	5864	Gross Area	9957	FinArea	5864

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

