



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SUTHERLAND JEFFREY
Owner 2:	SUTHERLAND ARLINE
Owner 3:	
Street 1:	100 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VALLUCCI - MARK D
Owner 2:	VALLUCCI - CAROLINA
Street 1:	100 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2007, Having Primarily STUCCO Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		
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	6.35	1.000	R2									508,000						508,000	
130	LAND		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									690						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,040,900		1.837	508,000	1,548,900
130			0.023	700	700
Total Card		1,040,900	1.860	508,700	1,549,600
Total Parcel		1,040,900	1.860	508,700	1,549,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 264.75		/Parcel: 264.75	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,061,800	0	1.86	491,900	1,553,700	1,553,700	Create Final value 2019	6/4/2019
2018	101	FV	1,061,800	0	1.86	491,900	1,553,700	1,553,700	Year End Roll	9/28/2017
2017	101	FV	997,900	0	1.86	477,500	1,475,400	1,475,400	Year End Roll	9/29/2016
2016	101	FV	977,900	0	1.86	477,500	1,455,400	1,455,400	Year End Roll	1/14/2016
2015	101	FV	952,900	0	1.86	404,700	1,357,600	1,357,600	Year End	10/2/2014
2014	101	FV	828,600	0	1.86	363,100	1,191,700	1,191,700	Year End Roll	1/23/2014
2013	101	FV	811,900	0	1.86	352,700	1,164,600	1,164,600	Year End Roll	10/25/2012
2012	101	FV	811,900	0	1.86	352,700	1,164,600	1,164,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VALLUCCI,MARK D	61832-285		5/20/2013		1576650	No	No			
DENEHY EDWARD J	45226-432		5/23/2005	CHANGE IN US	499000	Yes	No			
DENEHY, BERNADE	26038-118		2/9/1996	CONVENIENC	0	Yes	No		GIVEN TO SON	
DENEHY BERNADET	8094-319		6/19/1953	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/11/2015	6024	SOLAR PA	161,000	C				Install solar pane
9/24/2008	4057	TEMPORAR		C				tent 9/26-9/29
7/31/2006	3485	NEW HOME	800,000	C	6/7/2007			cert of occ. 1-4-0

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
5/29/2008	PERMIT VISIT	100	
6/7/2007	MEAS+INSPCTD	100	
4/21/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	33 25 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
09/30/19	18:03:41

LAST REV

Date	Time
06/26/17	10:55:09

apro 1153

