



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GORMAN EVAN K
Owner 2:	
Owner 3:	
Street 1:	94 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CIARAMAGLIA FREDERICK J -
Owner 2:	CIARMAGLIA MARCIA P -
Street 1:	1027 DIAMOND ST
Twn/City:	SAN FRANCISCO
St/Prov:	CA Cntry
Postal:	94114

NARRATIVE DESCRIPTION

This Parcel contains 2.68 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1978, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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 Influ	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	
101	ONE FAM		0.843		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									25,290						25,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	275,100	4,300	2.680	533,300	812,700		0
							GIS Ref
							GIS Ref
Total Card	275,100	4,300	2.680	533,300	812,700	Entered Lot Size	
Total Parcel	275,100	4,300	2.680	533,300	812,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		351.09	/Parcel:	351.09	Insp Date
						Land Unit Type:	07/07/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	258,000	4300	2.68	516,500	778,800	778,800	Create Final value 2019	6/4/2019
2018	101	FV	258,000	4300	2.68	516,500	778,800	778,800	Year End Roll	9/28/2017
2017	101	FV	258,000	4300	2.68	502,100	764,400	764,400	Year End Roll	9/29/2016
2016	101	FV	255,500	4300	2.68	502,100	761,900	761,900	Year End Roll	1/14/2016
2015	101	FV	236,600	4300	2.68	429,300	670,200	670,200	Year End	10/2/2014
2014	101	FV	234,200	4300	2.68	387,700	626,200	626,200	Year End Roll	1/23/2014
2013	101	FV	229,300	4300	2.68	377,300	610,900	610,900	Year End Roll	10/25/2012
2012	101	FV	242,900	4300	2.68	377,300	624,500	624,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CIARAMAGLIA FRE	42952-261		6/2/2004		755000	No	No			
ALICE DAVISON H	13535-357		9/8/1978		44000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/15/2014	5749	RENOVATI	8,000	C	9/16/2014			Convert garage int
5/12/2014	5740	RENO-ADD	35,000	O	6/9/2016			Construct an unhea
3/22/2011	4667	SHED	7,200	C	7/7/2011			12x14 shed
9/17/2009	4271	RENOVATI	14,000	C	7/26/2010			misc repairs to ki

ACTIVITY INFORMATION

Date	Result	By	Name
1/22/2019		622	K Cuoco
1/16/2019	PERMIT VISIT	622	K Cuoco
6/9/2016	PERMIT VISIT	618	G BOURGAULT
5/20/2015	PERMIT VISIT	619	DH
7/7/2011	MEAS/EXT INS	25	D ERSKINE
7/26/2010	MEAS/EXT INS	25	D ERSKINE
5/10/2005	MEAS+INSPCTD	600	
6/9/1999	M&L COMPLETE	602	
9/29/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

