



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SPITZ MARY REBECCA
Owner 2:	
Owner 3:	
Street 1:	44 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KNOLLMEYER CHRISTOPHER J -
Owner 2:	-
Street 1:	50 PAGE ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-6241

NARRATIVE DESCRIPTION

This Parcel contains 1.38 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		60112.2		SQUARE FE	PRIME SITE		0	7.	1.232	R3									518,236						518,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	272,800		1.380	518,200	791,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 314.39						/Parcel: 314.39	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	270,500	0	1.38	501,900	772,400	772,400	Create Final value 2019	6/4/2019
2018	101	FV	270,500	0	1.38	501,900	772,400	772,400	Year End Roll	9/28/2017
2017	101	FV	265,900	0	1.38	473,800	739,700	739,700	Year End Roll	9/29/2016
2016	101	FV	263,600	0	1.38	459,700	723,300	723,300	Year End Roll	1/14/2016
2015	101	FV	256,700	0	1.38	425,700	682,400	682,400	Year End	10/2/2014
2014	101	FV	241,100	0	1.38	381,300	622,400	622,400	Year End Roll	1/23/2014
2013	101	FV	236,500	0	1.36	368,900	605,400	605,400	Year End Roll	10/25/2012
2012	101	FV	236,500	0	1.36	405,700	642,200	642,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KNOLLMEYER CHRI	50109-268		9/17/2007		929000	No	No			
BROWN-CAZORT	47068-20		3/6/2006		755000	No	No			
EDWARD K. DUNHA	13461-131		6/12/1978		112700	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/8/2015	6219	ROOF	39,797	C				Strip and re-roof
1/5/2010	4367	RENOVATI	15,000	C				install 11 replace

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
6/30/1999	M&L EXTERIOR	602	
9/29/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.37999	Total SF/SM:	60112.36	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	518,236	Spl Credit:		Total:	518,200
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