



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CORCORAN DONNA R
Owner 2:	KNOLLMEYER CHRISTOPHER J
Owner 3:	
Street 1:	50 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2806 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 4.8 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 5 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.963		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									58,890						58,900	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,000						6,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,434,000		4.800	864,900	2,298,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 358.72						/Parcel: 307.89	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,630,200	0	4.8	861,700	2,491,900	2,491,900	Create Final value 2019	6/4/2019
2018	101	FV	1,630,200	0	4.8	861,700	2,491,900	2,491,900	Year End Roll	9/28/2017
2017	101	FV	1,541,700	0	4.8	861,700	2,403,400	2,403,400	Year End Roll	9/29/2016
2016	101	FV	1,527,000	0	4.8	809,700	2,336,700	2,336,700	Year End Roll	1/14/2016
2015	101	FV	1,508,600	0	4.8	754,500	2,263,100	2,263,100	Year End	10/2/2014
2014	101	FV	1,479,800	0	4.8	744,900	2,224,700	2,224,700	Year End Roll	1/23/2014
2013	101	FV	1,450,900	0	4.	700,900	2,151,800	2,151,800	Year End Roll	10/25/2012
2012	101	FV	1,593,300	0	4.	742,900	2,336,200	2,336,200	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LUSTWERK, INGEB	26598-380		8/21/1996	FAMILY	390000	No	No			
FERDINAND LUSTW	23548-255		8/18/1993	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/5/2015	6233	ROOF	15,000	C				Repair rotted wood
1/17/2007	3609	RENO-BAR	100,000	C	6/1/2009			reconstr & renov b
3/15/2000	1892	NEW HOME	630,000	C	6/22/2002			6/00 5% 7/01 60%

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/25/2018	MEAS+INSPCTD	622	K Cuoco
8/20/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	PERMIT VISIT	25	D ERSKINE
4/30/2008	INFO FM PRMT	100	
6/7/2007	PERMIT VISIT	100	
5/22/2004	MEAS/EXT INS	615	
5/10/2003	MEAS+INSPCTD	615	
6/22/2002	MEAS+INSPCTD	613	
8/15/2001	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 4.79955	Total SF/SM: 209068.41	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 5	Total: 864,890	Spl Credit	Total: 864,900
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