



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	STAPLES TR CHARLES
Owner 2:	STAPLES TR KATHERINE M
Owner 3:	KATHERINE STAPLES SPECIAL TRST
Street 1:	51 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2804 Type:

**PREVIOUS OWNER**

Owner 1:	STAPLES TR - CHARLES
Owner 2:	STAPLES TR - KATHERINE M
Street 1:	51 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2804

**NARRATIVE DESCRIPTION**

This Parcel contains 2.51 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1961, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 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 Infru	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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.673		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									20,190						20,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	508,700	1,000	2.510	684,200	1,193,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 375.44						/Parcel: 375.44	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	482,600	1000	2.51	666,600	1,150,200	1,150,200	Create Final value 2019	6/4/2019
2018	101	FV	482,600	1000	2.51	666,600	1,150,200	1,150,200	Year End Roll	9/28/2017
2017	101	FV	474,900	1000	2.51	660,200	1,136,100	1,136,100	Year End Roll	9/29/2016
2016	101	FV	461,800	1000	2.51	641,800	1,104,600	1,104,600	Year End Roll	1/14/2016
2015	101	FV	450,400	1000	2.51	595,400	1,046,800	1,046,800	Year End	10/2/2014
2014	101	FV	413,900	1000	2.51	556,200	971,100	971,100	Year End Roll	1/23/2014
2013	101	FV	406,400	1000	2.51	540,200	947,600	947,600	Year End Roll	10/25/2012
2012	101	FV	406,400	1000	2.51	560,200	967,600	967,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STAPLES TR,CHAR	70183-387		11/3/2017	CONVENIENC	100	No	No			
STAPLES,CHARLES	65526-339		6/12/2015	CONVENIENC	1	No	No			
STAPLES, KATHER	24126-197		1/3/1994	FAMILY	1	No	No			
KEARSLEY, JOAN	24126-196		1/3/1994	FAMILY	235000	No	No		HALF INTEREST	
STAPLES + KEARS	24126-195		1/3/1994	FAMILY	1	No	No			
WATTS REALTY CO	20453-366		3/28/1990		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/19/1995	717-95	RENO-ADD	150,000	C	9/5/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
6/12/1999	M&L COMPLETE	602	
5/17/1996	MEAS+INSPCTD	606	
12/21/1995	ENTRY DENIED	606	
9/5/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		
Roof Structure:	1	- GABLE
Roof Cover:	11	- MEMBRANE
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)
Year Blt:	1961	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	6 - CERAMIC T 20%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**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
93	HOT TUB	D	Y	1		A	AV	1990	2,000.00	T	50	101			1,000			1,000

More: N  
Total Yard Items: 1,000  
Total Special Features: 1,000

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD - Good	21.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		21.2%

**CALC SUMMARY**

Basic \$ / SQ:	92.00
Size Adj.:	0.93867922
Const Adj.:	1.02399993
Adj \$ / SQ:	88.431
Other Features:	89113
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	645588
Depreciation:	136865
Depreciated Total:	508724

**COMMENTS**

KIT + BATHS REMOD NEW MEMBRANE ROOF 1995. DEED DATED 11/03/2017 PUTS OWNERSHIP IN TWO TRUSTS. KATHERINE STAPLES REVOCABLE TRUST AND. KATHERINE STAPLES SPECIAL MARITAL TRUST. A 50% UNDIVIDED INTEREST AS TENA

**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												

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	1995
Baths:	
Plumbing:	
Electric:	1995
Heating:	
General:	

**RES BREAKDOWN**

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

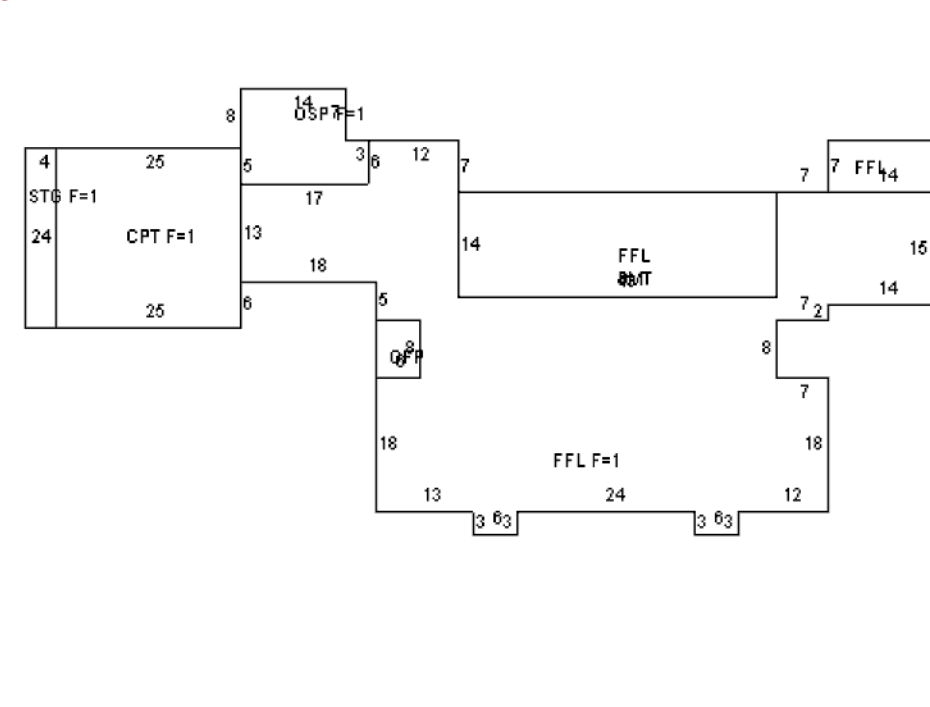
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

PARCEL ID	146 5 0
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**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,180	88.430	281,211	
BMT	BASEMENT	602	22.110	13,309	
CPT	CARPORT	600	22.000	13,200	
OSP	SCRN PORCH	200	22.500	4,500	
STG	STORAGE	96	15.000	1,440	
OFFP	OPEN PORCH	48	15.000	720	
Net Sketched Area:		4,726	Total:	314,380	
Size Ad	3180	Gross Area	4726	FinArea	3180

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc

