



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOSTON UNIBO CORP
Owner 2:	
Owner 3:	
Street 1:	472 LOWELL STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02420-2263 Type:

PREVIOUS OWNER

Owner 1:	PEHL - MICHAEL
Owner 2:	PEHL - RANDA J
Street 1:	18 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2809

NARRATIVE DESCRIPTION

This Parcel contains 12.011 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1908, Having Primarily STUCCO Exterior and TILE Roof Cover, with 1 Units, 4 Baths, 3 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	11.5	1.000	R6									920,000						920,000	
101	ONE FAM		3.823		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									114,690						114,700	
132	UNDEV		6.351		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R6									38,106						38,100	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,512,400	24,400	5.660	1,034,700	3,571,500		
132			6.351	38,100	38,100		GIS Ref
							GIS Ref
Total Card	2,512,400	24,400	12.011	1,072,800	3,609,600	Entered Lot Size	
Total Parcel	2,930,000	43,000	12.011	1,072,800	4,045,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	293.68	/Parcel:	278.84	Land Unit Type:	Insp Date 08/20/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	3,445,200	43000	12.011	1,048,000	4,536,200	4,536,200	Create Final value 2019	6/4/2019
2018	101	FV	3,445,200	43000	12.011	1,048,000	4,536,200	4,536,200	Year End Roll	9/28/2017
2017	101	FV	3,289,200	43000	12.011	1,048,000	4,380,200	4,380,200	Year End Roll	9/29/2016
2016	101	FV	3,248,100	43000	12.011	1,021,600	4,312,700	4,312,700	Year End Roll	1/14/2016
2015	101	FV	3,206,400	43000	12.011	957,600	4,207,000	4,207,000	Year End	10/2/2014
2014	101	FV	3,144,900	43000	12.011	944,800	4,132,700	4,132,700	Year End Roll	1/23/2014
2013	101	FV	3,080,500	43000	12.011	920,800	4,044,300	4,044,300	Year End Roll	10/25/2012
2012	101	FV	3,078,700	43000	12.011	1,112,800	4,234,500	4,234,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PEHL, MICHAEL	70647-403		2/20/2018		4000000	No	No			
THIELE, LESSIE	26621-600		8/29/1996	OTHER	3000000	No	No			ALSO PARCEL 67-1-0
THOMAS A. ROBIN	20288-55		12/27/1989	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/27/2001	2408	RENO-ADD	1,700,000	C				garage addition, r

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS/EXT INS	622	K Cuoco
9/15/2009	MEAS+INSPCTD	25	D ERSKINE
7/6/2002	ENTRY DENIED	613	
5/26/1999	M&L COMPLETE	602	
12/21/1995	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

