



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CROSBY ANNE M
Owner 2:	CROSBY GREGORY
Owner 3:	
Street 1:	29 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2805 Type:

**PREVIOUS OWNER**

Owner 1:	CASKEY WALTER H -
Owner 2:	-
Street 1:	29 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2805

**NARRATIVE DESCRIPTION**

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1890, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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		64904		SQUARE FE	PRIME SITE		0	8.3	1.163	R4									626,411						626,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	408,800	15,000	1.490	626,400	1,050,200		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 398.10						/Parcel: 398.10	Insp Date
							08/23/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	393,700	15000	1.49	609,800	1,018,500	1,018,500	Create Final value 2019	6/4/2019
2018	101	FV	393,700	15000	1.49	609,800	1,018,500	1,018,500	Year End Roll	9/28/2017
2017	101	FV	377,200	15000	1.49	603,800	996,000	996,000	Year End Roll	9/29/2016
2016	101	FV	363,300	15000	1.49	586,400	964,700	964,700	Year End Roll	1/14/2016
2015	101	FV	350,300	15000	1.49	542,600	907,900	907,900	Year End	10/2/2014
2014	101	FV	348,200	15000	1.49	505,700	868,900	868,900	Year End Roll	1/23/2014
2013	101	FV	341,700	15000	1.49	490,600	847,300	847,300	Year End Roll	10/25/2012
2012	101	FV	304,700	15000	1.49	662,300	982,000	982,000	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASKEY WALTER H	28410-529		4/6/1998	CHD>SALE	638000	No	No			
ANNA H. CASKEY	16215-297		6/11/1985	FAMILY	185000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/28/2016	6514	RENO-ADD	38,750	C				Construct a screen
4/25/2016	6404	ROOF	14,434	C				Strip & re-roof 23
4/15/1998	1385	RENOVATI	40,000	C	6/9/1998			KITCHEN 6/9/98 30%

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/30/2019	PERMIT VISIT	622	K Cuoco
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
5/8/1999	M&L COMPLETE	602	
6/9/1998	MEAS/EXT INS	602	
5/21/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.48999	Total SF/SM:	64903.96	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	626,411	SpI Credit		Total:	626,400
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EXTERIOR INFORMATION

Table with exterior details: Type: 22 - CONVENT'NL, Sty Ht: 1H - 1H, (Liv) Units: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color:, View / Desir:.

BATH FEATURES

Table with bath features: Full Bath: 3, Rating: GOOD, A Bath: , Rating:, 3/4 Bath: , Rating:, A 3QBth: , Rating:, 1/2 Bath: , Rating:, A HBth: , Rating:, OthrFix: 3, Rating: AVERAGE.

COMMENTS

THOMPSON COTTAGE.

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating:, Frpl: 3, Rating: AVERAGE, WSFlue: , Rating:.

GENERAL INFORMATION

Table with general info: Grade: B+ - GOOD (+), Year Blt: 1890, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

RESIDENTIAL GRID

Table with residential grid data: 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: RMs: 10, BRs: 4, Baths: 3, HB.

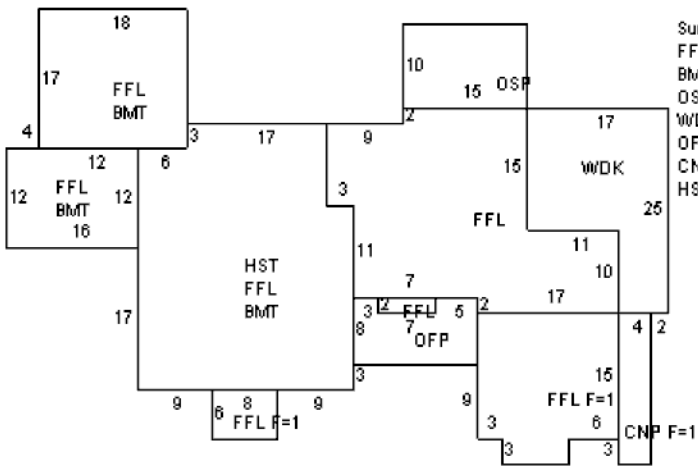
REMODELING

Table with remodeling info: Exterior: , Interior: , Additions: , Kitchen: 1998, Baths: 1998, Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 10, 4.

SKETCH



Sum Area By Label :
FFL = 2246
BMT = 1282
OSP = 150
WVK = 315
OFF = 106
CNP = 72
HST = 784

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: .

DEPRECIATION

Table with depreciation info: Phys Cond: GD - Good, 26.%, Functional: %, Economic: %, Special: %, Override: , Total: 26.%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 87.00, Size Adj.: 0.97744501, Const Adj.: 1.00979996, Adj \$ / SQ: 85.871, Other Features: 78750, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 552420, Depreciation: 143629, Depreciated Total: 408791.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 964579.4466, Juris. Factor, Val/Su Fin: 154.97, Special Features: 0, Val/Su Net: 89.59, Final Total: 408800, Val/Su SzAd: 154.97.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with 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.

PARCEL ID

145 35 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 15,000, Total Special Features: , Total: 15,000.