



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	REMLEY MICAH
Owner 2:	REMLEY CATHERINE J
Owner 3:	
Street 1:	25 PAGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2805 Type:

PREVIOUS OWNER

Owner 1:	BASSETT - KENNETH E
Owner 2:	LORENZ - MARY HELEN
Street 1:	37 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2805

NARRATIVE DESCRIPTION

This Parcel contains 1.316 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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:				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		57333		SQUARE FE	PRIME SITE		0	8.3	1.277	R4									607,559						607,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	427,000	900	1.316	607,600	1,035,500	1238	0				
							GIS Ref				
							GIS Ref				
Total Card					427,000	900	1.316	607,600	1,035,500	Entered Lot Size	
Total Parcel					427,000	900	1.316	607,600	1,035,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			390.31	/Parcel:	390.31	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	404,900	900	1.316	591,500	997,300	997,300	Create Final value 2019	6/4/2019
2018	101	FV	404,900	900	1.316	591,500	997,300	997,300	Year End Roll	9/28/2017
2017	101	FV	398,100	900	1.316	585,600	984,600	984,600	Year End Roll	9/29/2016
2016	101	FV	387,000	900	1.316	568,800	956,700	956,700	Year End Roll	1/14/2016
2015	101	FV	377,000	900	1.316	526,300	904,200	904,200	Year End	10/2/2014
2014	101	FV	350,300	900	1.316	490,400	841,600	841,600	Year End Roll	1/23/2014
2013	101	FV	343,700	900	1.316	475,800	820,400	820,400	Year End Roll	10/25/2012
2012	101	FV	283,500	900	1.316	642,300	926,700	926,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BASSETT, KENNETH	73178-431		8/27/2019		1060000	No	No			
BRAASCH, JOHN W	71472-295		8/15/2018		1050000	No	No			
SWIFT PHYLLIS C	30922-67		12/1/1999	CHD>SALE	737000	No	No			
	13349-369		12/8/1977		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/15/2000	1891	MANUAL	80,000	C	6/22/2000			family room & kitc

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS/EXT INS	622	K Cuoco
10/19/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
6/23/2001	MEAS+INSPCTD	614	
6/22/2000	MEAS+INSPCTD	611	
5/8/1999	M&L COMPLETE	602	
9/28/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.31618	Total SF/SM:	57332.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	607,559	SpI Credit		Total:	607,600
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