



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PAGE FARM RD, LINCOLN

OWNERSHIP

Owner 1:	WEIGEL LYNN B
Owner 2:	WEIGEL IRENE M
Owner 3:	
Street 1:	9 PAGE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2803 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.74 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1820, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 12 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:						
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		75794.39844		SQUARE FE	PRIME SITE		0	8.3	1.039	R4									653,528						653,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,308,500		1.740	653,500	1,962,000
Total Card		1,308,500	1.740	653,500	1,962,000
Total Parcel		1,308,500	1.740	653,500	1,962,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 335.61		/Parcel: 335.61	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	1,303,300	0	1.74	636,200	1,939,500	1,939,500	Create Final value 2019	6/4/2019
2018	101	FV	1,303,300	0	1.74	636,200	1,939,500	1,939,500	Year End Roll	9/28/2017
2017	101	FV	1,178,600	0	1.74	629,900	1,808,500	1,808,500	Year End Roll	9/29/2016
2016	101	FV	1,141,200	0	1.74	611,800	1,753,000	1,753,000	Year End Roll	1/14/2016
2015	101	FV	1,080,700	0	1.74	566,100	1,646,800	1,646,800	Year End	10/2/2014
2014	101	FV	1,019,100	0	1.74	527,500	1,546,600	1,546,600	Year End Roll	1/23/2014
2013	101	FV	993,800	0	1.74	511,800	1,505,600	1,505,600	Year End Roll	10/25/2012
2012	101	FV	993,800	0	1.74	690,900	1,684,700	1,684,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PAUL O. ROBERTS	14598-85		4/30/1982		280000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/28/2016	6412	KITCHEN	345,000	C				Remodel and expand
5/18/2006	3424	TEMPORAR		C				
4/7/1998	1378	FINISH B	14,000	C	6/9/1998			6/9/98 100% SEC 14

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
5/15/1999	M&L COMPLETE	602	
6/9/1998	MEAS/EXT INS	602	
9/28/1995	MEAS+INSPECTD	606	
2/3/1994	FIELDREV CHG	600	
1/6/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.74000	Total SF/SM: 75794.40	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 653,528	Spl Credit	Total: 653,500
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