

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SUTHERLAND JEFFREY
Owner 2:	SUTHERLAND ARLINE
Owner 3:	
Street 1:	100 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VALLUCCI - MARK D
Owner 2:	VALLUCCI - CAROLINA
Street 1:	100 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2007, having primarily STUCCO Exterior and 5853 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	8.76	1.00	R2									700,800						700,800	
130	LAND		0.023		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									805						800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	0.023			800	800
101	1.837	1,628,400		700,800	2,329,200
Total Card		1.860	1,628,400	701,600	2,330,000
Total Parcel		1.860	1,628,400	701,600	2,330,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 398.09		/Parcel: 398.09	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,499,000	0	1.86	694,400	2,193,400		Year End Roll	12/2/2024
2024	101	FV	1,440,100	0	1.86	680,700	2,120,800		Year end	11/9/2023
2023	101	FV	1,247,300	0	1.86	640,700	1,888,000	1,888,000	Year end	11/3/2022
2022	101	FV	1,111,500	0	1.86	580,700	1,692,200	1,692,200	Year End Roll	10/19/2021
2021	101	FV	1,058,100	0	1.86	500,700	1,558,800	1,558,800	Year End Roll	10/15/2020
2020	101	FV	1,040,900	0	1.86	508,700	1,549,600	1,549,600	Year End Roll	9/26/2019
2019	101	FV	1,061,800	0	1.86	491,900	1,553,700	1,553,700	Create Final va	6/4/2019
2018	101	FV	1,061,800	0	1.86	491,900	1,553,700	1,553,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALLUCCI,MARK D	61832-285		5/20/2013		1,576,650	No	No		
DENEHY EDWARD J	45226-432		5/23/2005	CHANGE IN US	499,000	Yes	No		
DENEHY, BERNADE	26038-118		2/9/1996	CONVENIENC		Yes	No		GIVEN TO SON
DENEHY BERNADET	8094-319		6/19/1953	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2024	MEC-24-001	MECHANIC	9,000	C				Replacement of A/C
7/28/2021	SH-21-0007	SHEET MT	30,000	C				Sheet metal work t
3/11/2015	6024	SOLAR PA	161,000	C				Install solar pane
9/24/2008	4057	TEMPORAR		C				tent 9/26-9/29
7/31/2006	3485	NEW HOME	800,000	C	5/29/2008			cert of occ. 1-4-0

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
5/29/2008	PERMIT VISIT	100	
6/7/2007	MEAS+INSPCTD	100	
4/21/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	33 25 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

