

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUSSEY PETER S
Owner 2:	CAVANAUGH-HUSSEY MARGARET W
Owner 3:	
Street 1:	6 PAGE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2810 Type:

PREVIOUS OWNER

Owner 1:	MCKENNEY III - JAMES HARVEY
Owner 2:	MCKENNEY - JANIS CROSBY
Street 1:	6 PAGE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2810

NARRATIVE DESCRIPTION

This parcel contains .99 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 4439 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

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		43124		SQUARE FE	PRIME SITE		0	11.98	1.60	R4									825,867						825,900	

Total AC/HA:	0.98999	Total SF/SM:	43124	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	825,867	SpI Credit	Total:	825,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.990	897,200		825,900	1,723,100
Total Card	0.990	897,200		825,900	1,723,100
Total Parcel	0.990	897,200		825,900	1,723,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	388.16	/Parcel:	388.16

Legal Description	User Acct
956	0
	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
2025	101	FV	848,500	0	.99	801,700	1,650,200		Year End Roll	12/2/2024
2024	101	FV	824,600	0	.99	785,900	1,610,500		Year end	11/9/2023
2023	101	FV	818,800	0	.99	637,700	1,456,500	1,456,500	Year end	11/3/2022
2022	101	FV	726,100	0	.99	590,100	1,316,200	1,316,200	Year End Roll	10/19/2021
2021	101	FV	680,200	0	.99	551,500	1,231,700	1,231,700	Year End Roll	10/15/2020
2020	101	FV	674,500	0	.99	572,200	1,246,700	1,246,700	Year End Roll	9/26/2019
2019	101	FV	612,500	0	.99	557,000	1,169,500	1,169,500	Create Final va	6/4/2019
2018	101	FV	612,500	0	.99	557,000	1,169,500	1,169,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKENNEY III,JA	65567-157		6/18/2015		1,247,000	No	No		
HITCHCOCK NANCY	30353-347		6/28/1999		837,500	No	No		
STAPLES KATHERI	22815-580		1/11/1993	FAMILY	130,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
6/24/2021	R-21-0137	RENO-ADD	61,700	O	12/14/2021			Install covered po
4/15/1998	1386	WDK	25,000	C	3/20/1999			
8/28/1996	1032-96	FINISH B	5,000	C	6/5/1997			
6/1/1993	251	NEW HOME	200,000	C	2/5/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2016	SALES INSP	618	G BOURGAULT
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
3/7/2000	MEAS+INSPCTD	600	
3/24/1999	MEAS/EXT INS	602	
6/13/1998	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
9/28/1995	MEAS+INSPCTD	606	
9/7/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	5071
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:	

PRINT

Date	Time
09/26/25	16:23:24

LAST REV

Date	Time
07/26/24	11:29:12

blakeley	1420
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blakeley	1420
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