

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREENHILL LINCOLN J
Owner 2:	GREENHILL KELLY M
Owner 3:	
Street 1:	12 PAGE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DOE BARBARA -
Owner 2:	-
Street 1:	1359 MASS AVE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .97 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1972, having primarily CLAPBOARD Exterior and 3750 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
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		42253.19922		SQUARE FE	PRIME SITE		0	11.98	1.63	R4									822,736						822,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.970	988,000	10,900	822,700	1,821,600
Total Card 0.970 988,000 10,900 822,700 1,821,600					
Total Parcel 0.970 988,000 10,900 822,700 1,821,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 485.81		/Parcel: 485.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	910,800	10100	.97	798,700	1,719,600		Year End Roll	12/2/2024
2024	101	FV	875,300	10100	.97	782,900	1,668,300		Year end	11/9/2023
2023	101	FV	761,100	10100	.97	635,300	1,406,500	1,406,500	Year end	11/3/2022
2022	101	FV	654,100	11600	.97	587,900	1,253,600	1,253,600	Year End Roll	10/19/2021
2021	101	FV	624,500	11600	.97	549,400	1,185,500	1,185,500	Year End Roll	10/15/2020
2020	101	FV	614,700	11600	.97	570,000	1,196,300	1,196,300	Year End Roll	9/26/2019
2019	101	FV	627,300	11600	.97	554,900	1,193,800	1,193,800	Create Final va	6/4/2019
2018	101	FV	627,300	11600	.97	554,900	1,193,800	1,193,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOE BARBARA,	54178-367		1/20/2010		885,000	No	No		
LIPSEY STEVE,	46665-245		12/15/2005		1,133,000	No	No		
ZIEFERT HARRIET	36881-179		10/31/2002		1,055,000	No	No		
DAVID VANBUSKIR	21032-8		3/1/1991		577,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2013	5415	RENO-ADD	30,000	C	5/27/2014			add a 10x17 dormer
10/10/2012	5185	RENOVATI	50,000	C				replace win, repla
6/18/2008	3969	RENOVATI	50,000	C	4/29/2009			add bth & remodel
11/9/2005	3314	W/S FLUE		C				
7/18/1994	529-94	SCREENPR	14,000	C	9/7/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
5/27/2014	MEAS/EXT INS	25	D ERSKINE
4/29/2009	LEFT NOTICE	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
5/15/1999	M&L COMPLETE	602	
12/21/1995	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	50 8 0
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:	

