

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		SANDY POND RD, LINCOLN

OWNERSHIP

Owner 1:	PAGE TR SUSAN F
Owner 2:	PAGE JR TR WALTER H
Owner 3:	SUSAN F PAGE REVOCABLE TRUST
Street 1:	58 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2601 Type:

PREVIOUS OWNER

Owner 1:	PAGE SUSAN F -
Owner 2:	-
Street 1:	58 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2601

NARRATIVE DESCRIPTION

This parcel contains 3.14 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1938, having primarily CLAPBOARD Exterior and 2578 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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	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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400					1,042,400		
101	ONE FAM		1.133		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									39,655					39,700		
101	ONE FAM		0.17		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									1,190					1,200	Wetland	

Total AC/HA:	3.13955	Total SF/SM:	136759	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,083,245	SpI Credit		Total:	1,083,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	3.140	655,600	7,300	1,083,300	1,746,200	
Total Card		3.140	655,600	7,300	1,083,300	1,746,200
Total Parcel		3.140	655,600	7,300	1,083,300	1,746,200
Source:		Market Adj Cost	Total Value per SQ unit /Card:		677.35 /Parcel: 677.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	635,200	6800	3.14	1,052,900	1,694,900		Year End Roll	12/2/2024
2024	101	FV	611,100	6800	3.14	1,027,000	1,644,900		Year end	11/9/2023
2023	101	FV	606,800	6800	3.14	875,000	1,488,600	1,488,600	Year end	11/3/2022
2022	101	FV	531,400	6800	3.14	803,000	1,341,200	1,341,200	Year End Roll	10/19/2021
2021	101	FV	522,500	6800	3.14	835,000	1,364,300	1,364,300	Year End Roll	10/15/2020
2020	101	FV	542,800	6800	3.14	835,000	1,384,600	1,384,600	Year End Roll	9/26/2019
2019	101	FV	707,300	6800	3.14	831,800	1,545,900	1,545,900	Create Final va	6/4/2019
2018	101	FV	707,300	6800	3.14	831,800	1,545,900	1,545,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGE SUSAN F,	1414-150		4/25/2012	FAMILY		1	No	No	
PAGE WALTER H J	1240-52		7/25/2001	CONVENIENC		10	No	No	
ELEANOR PALMER	906-177		6/30/1978		114,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2016	6655	SHEET MT	3,500	C				Sheet metal work f

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS+INSPCTD	4	JG
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L COMPLETE	613	
3/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	54 14 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:	

Legal Description	User Acct
1037	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 143 18 0

Date	Time
09/26/25	16:32:23
Date	Time
12/03/18	10:54:07
apro	
1492	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGE SUSAN F,	1414-150		4/25/2012	FAMILY		1	No	No	
PAGE WALTER H J	1240-52		7/25/2001	CONVENIENC		10	No	No	
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