

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STEVENSON ANDREW L
Owner 2:	
Owner 3:	
Street 1:	9 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2805 Type:

PREVIOUS OWNER

Owner 1:	ROTHENBERG ANN -
Owner 2:	-
Street 1:	9 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2805

NARRATIVE DESCRIPTION

This parcel contains 2.47 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1936, having primarily WOOD SHING Exterior and 7981 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 3 HalfBaths, 12 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	B	CESSPL
				Sewer		
				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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.63337		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									22,168						22,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.470	1,971,900		980,600	2,952,500
Total Card		2.470	1,971,900	980,600	2,952,500
Total Parcel		2.470	1,971,900	980,600	2,952,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 369.93		/Parcel: 369.93	

Legal Description	User Acct
1247	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	1,913,000	0	2.47	952,600	2,865,600		Year End Roll	12/2/2024
2024	101	FV	1,842,100	0	2.47	931,000	2,773,100		Year end	11/9/2023
2023	101	FV	1,829,900	0	2.47	759,000	2,588,900	2,588,900	Year end	11/3/2022
2022	101	FV	1,649,400	0	2.47	703,800	2,353,200	2,353,200	Year End Roll	10/19/2021
2021	101	FV	1,629,100	0	2.47	659,000	2,288,100	2,288,100	Year End Roll	10/15/2020
2020	101	FV	1,693,200	0	2.47	683,000	2,376,200	2,376,200	Year End Roll	9/26/2019
2019	101	FV	1,649,200	0	2.47	665,400	2,314,600	2,314,600	Create Final va	6/4/2019
2018	101	FV	1,649,200	0	2.47	665,400	2,314,600	2,314,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHENBERG ANN,	47816-398		7/17/2006		1,680,000	No	No		
GILLIS JOHN G,	31276-134		3/30/2000		1,295,000	No	No		
GILLIS JOHN G.	24364-329		3/17/1994	FAMILY		No	No		LOT B
GILLIS JOHN G.	17764-368		1/8/1987	FAMILY	160,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2016	6472	SOLAR PA	69,000	C	8/9/2016			install roof mount
5/14/2012	5035	RENOVATI	49,000	C	6/24/2013			install sheet meta
10/25/2011	4909	RENO-ADD	900,000	C	4/17/2013			
6/14/2011	4756	MANUAL	50,000	C	6/26/2012			Selective demo and
5/30/2003	2707	RENOVATI	25,000	C	7/24/2006			rep dk, add frt en
6/5/2002	2507	MANUAL	110,000	C	6/21/2003			reno kitchen & rep
1/12/1998	1330	GARAGE	3,500	C	6/9/1998			REMOVE GARAGE COLU
1/31/1996	891-96	MANUAL		C	6/19/1996			SHELTER

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2013	MEAS+INSPCTD	25	D ERSKINE
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
1/10/2011	MEAS/EXT INS	25	D ERSKINE
7/24/2006	MEAS/EXT INS	100	
5/21/2005	MEAS/EXT INS	615	
5/22/2004	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	
5/8/1999	M&L COMPLETE	602	
6/9/1998	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	67 4 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:	

PRINT

Date	Time
09/26/25	17:16:39

LAST REV

Date	Time
08/24/16	13:35:36

blakeley	1854
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blakeley	1854
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