

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CROSBY TR DOUGLAS R
Owner 2:	CROSBY TR LAURA
Owner 3:	D & L CROSBY REVOCABLE TRUST
Street 1:	9 HILLIARD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2019 Type:

PREVIOUS OWNER

Owner 1:	CROSBY - DOUGLAS R
Owner 2:	CROSBY - LAURA
Street 1:	9 HILLIARD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2019

NARRATIVE DESCRIPTION

This parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1926, having primarily WOOD SHING Exterior and 2697 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 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 R4	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		74051.2		SQUARE FE	PRIME SITE		0	11.98	1.06	R4									937,017						937,000	

Total AC/HA:	1.69998	Total SF/SM:	74051	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	937,017	SpI Credit	Total:	937,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.700	604,200		937,000	1,541,200
Total Card	1.700	604,200		937,000	1,541,200
Total Parcel	1.700	604,200		937,000	1,541,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		571.50	/Parcel: 571.50

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	567,300	0	1.7	909,600	1,476,900		Year End Roll	12/2/2024
2024	101	FV	564,100	0	1.7	891,700	1,455,800		Year end	11/9/2023
2023	101	FV	495,000	0	1.7	723,500	1,218,500	1,218,500	Year end	11/3/2022
2022	101	FV	418,600	0	1.7	669,500	1,088,100	1,088,100	Year End Roll	10/19/2021
2021	101	FV	380,400	0	1.7	625,700	1,006,100	1,006,100	Year End Roll	10/15/2020
2020	101	FV	341,700	0	1.7	649,200	990,900	990,900	Year End Roll	9/26/2019
2019	101	FV	325,700	0	1.7	632,000	957,700	957,700	Create Final va	6/4/2019
2018	101	FV	325,700	0	1.7	632,000	957,700	957,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROSBY,DOUGLAS	65363-95		5/14/2015	CONVENIENC		1	No	No	
ROBERT WOHLGEMU	16038-495		3/4/1985		315,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2024	P-24-126			C				
8/4/2023	R-23-0186	ROOF	23,950	C				Strip & re-roof ro
10/7/1994	587-94	RENOVATI		C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	MEAS/EXT INS	6	JN
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
12/14/2000	M&L EXTERIOR	609	
2/24/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 45 12 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	16:10:32

LAST REV

Date	Time
07/09/25	13:40:41

apro

1309

Parcel ID 134 21 0

!1309!

