

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHELMAN TR PAUL J
Owner 2:	HSIEH TR SHING J
Owner 3:	SHING HSIEH REVOCABLE TRUST
Street 1:	21 HILLIARD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2019 Type:

PREVIOUS OWNER

Owner 1:	Shelman - Paul J
Owner 2:	Hsieh - Shing J
Street 1:	21 Hilliard Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2019

NARRATIVE DESCRIPTION

This parcel contains 2.797 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1960, having primarily CLAPBOARD Exterior and 2502 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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	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	
132	UNDEV		0.96		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									6,720						6,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.960			6,700	6,700
101	1.837	539,200		958,400	1,497,600
Total Card		2.797	539,200	965,100	1,504,300
Total Parcel		2.797	539,200	965,100	1,504,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 601.34		/Parcel: 601.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	506,900	0	2.797	937,100	1,444,000		Year End Roll	12/2/2024
2024	101	FV	515,100	0	2.797	917,800	1,432,900		Year end	11/9/2023
2023	101	FV	402,800	0	2.797	745,800	1,148,600	1,148,600	Year end	11/3/2022
2022	101	FV	357,300	0	2.797	690,600	1,047,900	1,047,900	Year End Roll	10/19/2021
2021	101	FV	345,800	0	2.797	645,800	991,600	991,600	Year End Roll	10/15/2020
2020	101	FV	316,500	0	2.797	669,800	986,300	986,300	Year End Roll	9/26/2019
2019	101	FV	293,700	0	2.797	652,200	945,900	945,900	Create Final va	6/4/2019
2018	101	FV	293,700	0	2.797	652,200	945,900	945,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Shelman,Paul J	60726-67		12/13/2012	FAMILY	100	No	No		
BULLITT JOHN T,	40448-530		8/13/2003		819,000	No	No		
TELLING, IRVING	25897-518		12/15/1995		520,000	No	No		LOT 45-15-1 ALSO
	9408-303		7/19/1959		10,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2006	3475	ROOF		C				strip & re-roof

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 COMPLETE	609	
2/24/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	45 15 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:	

