

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SPIETH ANDREW
Owner 2:	SPIETH ANITA MC
Owner 3:	
Street 1:	5 HILLIARD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2019 Type:

PREVIOUS OWNER

Owner 1:	SCHULTZ - FRANK W
Owner 2:	SCHULTZ - KATLYN
Street 1:	5 HILLIARD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2019

NARRATIVE DESCRIPTION

This parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2015, having primarily ABOVE AVG Exterior and 2011 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

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	Lump sum for .5 bu
101	ONE FAM		0.3634		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									12,719						12,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.200	925,500		971,100	1,896,600
Total Card		2.200	925,500	971,100	1,896,600
Total Parcel		2.200	925,500	971,100	1,896,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 943.11		/Parcel: 943.11	

Legal Description	User Acct
868	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	853,800	0	2.2	943,100	1,796,900		Year End Roll	12/2/2024
2024	101	FV	844,800	0	2.2	922,900	1,767,700		Year end	11/9/2023
2023	101	FV	735,900	0	2.2	750,900	1,486,800	1,486,800	Year end	11/3/2022
2022	101	FV	651,700	0	2.2	695,700	1,347,400	1,347,400	Year End Roll	10/19/2021
2021	101	FV	605,200	0	2.2	650,900	1,256,100	1,256,100	Year End Roll	10/15/2020
2020	101	FV	595,900	0	2.2	674,900	1,270,800	1,270,800	Year End Roll	9/26/2019
2019	101	FV	565,400	0	2.2	657,300	1,222,700	1,222,700	Create Final va	6/4/2019
2018	101	FV	565,400	0	2.2	657,300	1,222,700	1,222,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHULTZ,FRANK W	68654-193		12/23/2016		1,250,000	No	No		
HELMUS TODD A,	49814-45		7/20/2007		825,000	No	No		
KALANZIS PETER,	39278-315		5/21/2003		830,000	No	No		
WELLS BENJAMIN	32671-92		4/12/2001		810,000	No	No		
SCHATZBERT ALAN	22140-140		6/19/1992		425,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2015	6239	MANUAL	8,000	C				Sheet metal work f
11/3/2014	5954	NEW HOME	400,000	C	5/24/2016			Single family hous
7/16/2014	5825	DEMOLITI	12,000	C	5/14/2015			Demolish single fa
8/8/1995	785-95	MANUAL	8,000	C	6/19/1996			FAMILYRIM
8/26/1993	329	HOT TUB	2,500	C	12/13/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2016	PERMIT VISIT	618	G BOURGAULT
5/29/2015	PERMIT VISIT	619	DH
11/13/2014	MEAS/EXT INS	618	G BOURGAULT
9/29/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
2/17/2001	M&L COMPLETE	613	
2/24/1996	MEAS+INSPCTD	606	
6/20/1994	FIELDREV CHG	600	
2/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	45 9 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:	

