



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HILLSIDE RD, LINCOLN

OWNERSHIP

Owner 1:	KIMBALL JOHN R H
Owner 2:	KIMBALL JOAN C F
Owner 3:	
Street 1:	14 HILLSIDE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2020 Type:

PREVIOUS OWNER

Owner 1:	KIMBALL JOAN CF -
Owner 2:	KIMBALL JOHN RH -
Street 1:	14 HILLSIDE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2020

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1953, having primarily CLAPBOARD Exterior and 2742 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	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		0.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									2,205						2,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.900	382,300	500	960,600	1,343,400
Total Card 1.900 382,300 500 960,600 1,343,400					
Total Parcel 1.900 382,300 500 960,600 1,343,400					
Source: Market Adj Cost		Total Value per SQ unit /Card:		490.02	/Parcel: 490.02

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	358,100	500	1.9	932,600	1,291,200		Year End Roll	12/2/2024
2024	101	FV	356,000	500	1.9	913,900	1,270,400		Year end	11/9/2023
2023	101	FV	308,000	500	1.9	741,900	1,050,400	1,050,400	Year end	11/3/2022
2022	101	FV	274,300	500	1.9	686,700	961,500	961,500	Year End Roll	10/19/2021
2021	101	FV	260,600	500	1.9	641,900	903,000	903,000	Year End Roll	10/15/2020
2020	101	FV	230,300	500	1.9	665,900	896,700	896,700	Year End Roll	9/26/2019
2019	101	FV	223,300	500	1.9	648,300	872,100	872,100	Create Final va	6/4/2019
2018	101	FV	223,300	500	1.9	648,300	872,100	872,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIMBALL JOAN CF	1248-11		2/5/2002	CONVENIENC		1	No	No	
EARL F. GREGG	846-109		3/7/1974		73,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
11/16/2021	R-21-0269	ROOF	14,500	C				Strip & re-roof dw
11/14/2019	R-19-0192	WINDOWS	4,329	C				Replace 2 windows

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
8/7/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/26/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

