

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MELTON EMMA
Owner 2:	VETTRAINO BRADLEY
Owner 3:	
Street 1:	20 HILLSIDE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	O'KEEFE - GAIL
Owner 2:	MELTON - EMMA
Street 1:	22 SLOCUM ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1968, having primarily WOOD SHING Exterior and 2967 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 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		78408		SQUARE FE	PRIME SITE		0	11.98	1.01	R4									952,676						952,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.800	575,500		952,700	1,528,200
Total Card		1.800	575,500	952,700	1,528,200
Total Parcel		1.800	575,500	952,700	1,528,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 515.07		/Parcel: 515.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	539,700	0	1.8	924,800	1,464,500		Year End Roll	12/2/2024
2024	101	FV	536,600	0	1.8	906,600	1,443,200		Year end	11/9/2023
2023	101	FV	468,700	0	1.8	735,600	1,204,300	1,204,300	Year end	11/3/2022
2022	101	FV	399,900	0	1.8	680,700	1,080,600	1,080,600	Year End Roll	10/19/2021
2021	101	FV	382,200	0	1.8	636,200	1,018,400	1,018,400	Year End Roll	10/15/2020
2020	101	FV	320,500	0	1.8	660,000	980,500	980,500	Year End Roll	9/26/2019
2019	101	FV	311,100	0	1.8	642,500	953,600	953,600	Create Final va	6/4/2019
2018	101	FV	307,900	0	1.8	642,500	950,400	950,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O'KEEFE,GAIL	1610-138		1/18/2024	CONVENIENC		1	No	No	
GAYLEY TR,MARY	1523-57		2/27/2018		985,000	No	No		
GAYLEY MARY,	1248-79		2/14/2002	CONVENIENC	100	No	No		
CARMAN ELEANOR	1084-91		7/20/1991		399,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2023	SH-23-0012	SHEET MT	5,000	O				Relocate 3 supplys
4/11/2023	R-23-0087	RENOVATI	428,000	O				Remodel existing 2
3/10/2020	R-20-0044	SOLAR PA	54,915	C	6/9/2020			Install roof mount
1/22/2020	MEC-20-000	MANUAL	23,600	C				Install one water
1/22/2020	SH-20-0002	SHEET MT	18,000	C				Sheet metal duct w
10/18/2019	R-19-0178	RENOVATI	356,316	C	7/14/2020			Kitchen & master b
7/14/2016	6501	ROOF	15,700	C				Strip & re-roof dw
9/13/1994	565-94	ROOF		C	8/18/1995			
7/19/1993	287	RENOVATI	30,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2020	QUESTIONNAIR	624	W Coelho
4/4/2019	SALES INSP	621	N Cramer
2/27/2018	MEAS/EXT INS	622	K Cuoco
12/1/2008	MEAS+INSPCTD	25	D ERSKINE
11/5/2002	MEAS DENIED	615	
1/27/1996	ENTRY DENIED	606	
12/20/1993	PERMIT VISIT	600	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	96 10 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:	

