Total Card / Total Parcel
APPRAISED: 1,328,000 / 1,328,000
USE VALUE: 1,328,000 / 1,328,000
ASSESSED: 1,328,000 / 1,328,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ROGOFF LEAH
Owner 2:	MINGOLLA JACOB
Owner 3:	
Street 1:	15 HILLSIDE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773	Type:

PREVIOUS OWNER

Owner 1:	WYMAN - JONATHAN
Owner 2:	BERLAND - LAURA
Street 1:	15 HILLSIDE ROAD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.1 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1956, having primarily WOOD SHING Exterior and 2122 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 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:				Topo		
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.100	360,400		967,600	1,328,000
Total Card	2.100	360,400		967,600	1,328,000
Total Parcel	2.100	360,400		967,600	1,328,000

Source: Market Adj Cost   Total Value per SQ unit /Card: 625.94   /Parcel: 625.94

PREVIOUS ASSESSMENT

Parcel ID: 160 39 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	341,700	0	2.1	939,600	1,281,300		Year End Roll	12/2/2024
2024	101	FV	334,100	0	2.1	919,900	1,254,000		Year end	11/9/2023
2023	101	FV	309,400	0	2.1	747,900	1,057,300	1,057,300	Year end	11/3/2022
2022	101	FV	269,200	0	2.1	692,700	961,900	961,900	Year End Roll	10/19/2021
2021	101	FV	250,100	0	2.1	647,900	898,000	898,000	Year End Roll	10/15/2020
2020	101	FV	248,200	0	2.1	671,900	920,100	920,100	Year End Roll	9/26/2019
2019	101	FV	225,700	0	2.1	654,300	880,000	880,000	Create Final va	6/4/2019
2018	101	FV	225,700	0	2.1	654,300	880,000	880,000	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 2401

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WYMAN,JONATHAN	01620-155		11/4/2024		1,450,000	No	No		
LUSSKY JR,ROBER	1459-44		8/28/2014		900,000	No	No		
Terrano,Barbara	1426-51		11/8/2012	DIVORCE/ESTA	655,000	No	No		
HANSON MADELINE	01322-70		1/12/2006	FAMILY	100	No	No		DEATH CERT RECD 10/29/07
HANSON MADELINE	1322-69		1/12/2005	FAMILY	100	No	No		TRUST DOC. #1166606
HANSON, MADELIN	1149-99		12/6/1995	FAMILY		No	No		CTF. 203849
	545-119		9/19/1954			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2022	R-22--0265	ROOF	13,618	C				Strip & re-roof dw
7/27/2022	R-22-0177	INSULATI	4,000	C				Insulate attic wit
8/2/2017	6816	RENO-ADD	13,180	C	10/12/2017			Construct deck
6/10/2016	6466	RENOVATI	21,670	C	5/4/2017			Remodel dining roo
3/27/2014	5692	MANUAL	13,000	C				Sheet metal duct w
12/6/2013	5613	RENOVATI	26,000	C	7/22/2014			replace interior d
6/19/2013	5451	MANUAL	11,000	C				remove and replace
6/3/2013	5430	RENOVATI	140,000	C	5/29/2015			interior renovatio

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	PERMIT VISIT	622	K Cuoco
5/29/2015	PERMIT VISIT	619	DH
5/6/2014	MEAS/EXT INS	25	D ERSKINE
8/7/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/26/1996	MEAS+INSPCTD	606	
6/1/1991	INSPECTED	601	

Legal Description

User Acct

GIS Ref

GIS Ref   Entered Lot Size

Total Land:

Insp Date: 05/06/14

Land Unit Type:

!2401!

PRINT

Date	Time
09/26/25	18:32:10

LAST REV

Date	Time
11/27/24	11:47:19

blakeley

USER DEFINED

Prior Id # 1:	96 13 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:	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

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 Influ	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		0.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									9,205						9,200	

Total AC/HA: 2.09955	Total SF/SM: 91456	Parcel LUC: 101	ONE FAM	Prime NB Desc: RES CAT 4	Total: 967,605	Spl Credit	Total: 967,600

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1956 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T 20 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	10 - PROPANE
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Full Bath	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	2	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	23. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	23.1	%

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	1.11764705
Const Adj.:	1.02399993
Adj $ / SQ:	164.804
Other Features:	80493
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468719
Depreciation:	108274
Depreciated Total:	360445

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 2			HB 1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 273800.0000
Juris. Factor:		Before Depr:	164.80
Special Features:	0	Val/Su Net:	84.80
Final Total:	360400	Val/Su SzAd	220.83

SKETCH

Sum Area By Label :
WDK = 200
CNP = 32
OFP = 112
GAR = 462
EFP = 180
FFL = 1632
BMT = 1632

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,632	53.560	87,412
FFL	1ST FLOOR	1,632	164.800	268,960
GAR	GARAGE	462	38.520	17,796
WDK	WOOD DECK	200	22.870	4,574
EFP	ENCL PORCH	180	38.520	6,934
OFP	OPEN PORCH	112	16.050	1,798
CNP	CANOPY	32	23.540	753
	Net Sketched Area:	4,250	Total:	388,227
Size Ad	1632	Gross Area	4250 FinArea	2122

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

IMAGE

05/29/2015

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160 39 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	