

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	21 HILLSIDE LLC
Owner 2:	
Owner 3:	
Street 1:	C/O SIGMA PRIME VENTURES
Street 2:	50 MILK STREET 16TH FLOOR
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02109 Type:

PREVIOUS OWNER

Owner 1:	DAVOLI - ROBERT
Owner 2:	-
Street 1:	6 WINCHELSEA LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 2044 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 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		0.363		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									12,705						12,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.200	290,800		971,100	1,261,900
Total Card	2.200	290,800		971,100	1,261,900
Total Parcel	2.200	290,800		971,100	1,261,900
Source:	Market Adj Cost	Total Value per SQ unit /Card: 617.37		/Parcel: 617.37	

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date

05/08/25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	278,700	0	2.2	943,100	1,221,800		Year End Roll	12/2/2024
2024	101	FV	271,800	0	2.2	922,900	1,194,700		Year end	11/9/2023
2023	101	FV	249,200	0	2.2	750,900	1,000,100	1,000,100	Year end	11/3/2022
2022	101	FV	219,700	0	2.2	695,700	915,400	915,400	Year End Roll	10/19/2021
2021	101	FV	201,700	0	2.2	650,900	852,600	852,600	Year End Roll	10/15/2020
2020	101	FV	199,900	0	2.2	674,900	874,800	874,800	Year End Roll	9/26/2019
2019	101	FV	181,800	0	2.2	657,300	839,100	839,100	Create Final va	6/4/2019
2018	101	FV	181,800	0	2.2	657,300	839,100	839,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVOLI,ROBERT	1528-60		6/14/2018	CONVENIENC		1	No	No	
PARKER JACKSON	1268-58		5/16/2003		725,000		No	No	
	553-36		3/19/1955				No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2017	6751	WINDOWS	10,932	C				Install 23 windows
11/6/2000	2124	ROOF		C	6/30/2001			

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	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	96 14 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:	

PRINT

Date	Time
09/26/25	18:32:19

LAST REV

Date	Time
08/05/25	11:50:13

apro 2402

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