

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KILLICK SARAH
Owner 2:	KILLICK MICHAEL J
Owner 3:	
Street 1:	25 HILLSIDE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2019 Type:

PREVIOUS OWNER

Owner 1:	DIEBBOLL ROBERT S -
Owner 2:	DIEBBOLL KIM B -
Street 1:	25 HILLSIDE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2019

NARRATIVE DESCRIPTION

This parcel contains 2.19 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1957, having primarily WOOD SHING Exterior and 2709 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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		0.353		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									12,355						12,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.190	641,000	800	970,800	1,612,600
Total Card 2.190 641,000 800 970,800 1,612,600					
Total Parcel 2.190 641,000 800 970,800 1,612,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 595.28		/Parcel: 595.28	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	603,200	700	2.19	942,800	1,546,700		Year End Roll	12/2/2024
2024	101	FV	599,800	700	2.19	922,600	1,523,100		Year end	11/9/2023
2023	101	FV	526,300	700	2.19	750,600	1,277,600	1,277,600	Year end	11/3/2022
2022	101	FV	461,600	400	2.19	695,400	1,157,400	1,157,400	Year End Roll	10/19/2021
2021	101	FV	419,600	400	2.19	650,600	1,070,600	1,070,600	Year End Roll	10/15/2020
2020	101	FV	377,200	400	2.19	674,600	1,052,200	1,052,200	Year End Roll	9/26/2019
2019	101	FV	359,500	400	2.19	657,000	1,016,900	1,016,900	Create Final va	6/4/2019
2018	101	FV	359,500	400	2.19	657,000	1,016,900	1,016,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIEBBOLL ROBERT	1359-1		8/28/2008		967,500	No	No		
EMERY, ALICE W.	1134-178		11/17/1994		405,000	No	No		
EMERY RICHARD B	980-34		1/16/1980	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2014	5975	WINDOWS	3,864	C				Replace 7 windows
10/28/2014	5951	FINISH B	15,000	C	5/29/2015			Finish portion of
9/7/2006	3510	ROOF	14,500	C				replace 5 skylight
3/6/2002	2445	RENOVATI	20,000	C	6/29/2002			bedroom & bathroom
5/20/1998	1425	RENOVATI	36,000	C	6/6/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
3/17/2009	MEAS+INSPCTD	100	
12/1/2008	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS+INSPCTD	613	
6/6/1998	MEAS/EXT INS	602	
1/27/1996	MEAS+INSPCTD	606	
1/27/1996	MEAS+INSPCTD	606	
7/18/1995	MEAS/EXT INS	600	
11/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	96 15 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:	

