

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 35 | | HILLSIDE RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CRONIN KIM A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 35 HILLSIDE RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | JACKSON SALLIE - |
| Owner 2: | - |
| Street 1: | 35 HILLSIDE RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2019 |

NARRATIVE DESCRIPTION

This parcel contains 2.717 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 2000, having primarily CLAPBOARD Exterior and 5412 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 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 | | 0.88 | | ACRES | UNDEV | 0.2 | 0 | 35,000. | 0.20 | R4 | | | | | | | | | 6,160 | | | | | | 6,200 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|---------------------------------------|------------|-----------------|-------------|
| 101 | 2.717 | 2,242,200 | | 964,600 | 3,206,800 |
| Total Card | | 2.717 | 2,242,200 | 964,600 | 3,206,800 |
| Total Parcel | | 2.717 | 2,242,200 | 964,600 | 3,206,800 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 592.54 | | /Parcel: 592.54 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 1,906,600 | 0 | 2.717 | 936,600 | 2,843,200 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 1,819,500 | 0 | 2.717 | 917,300 | 2,736,800 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 1,580,800 | 0 | 2.717 | 745,300 | 2,326,100 | 2,326,100 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 1,337,500 | 0 | 2.717 | 690,100 | 2,027,600 | 2,027,600 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 1,250,700 | 0 | 2.717 | 645,300 | 1,896,000 | 1,896,000 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 1,225,300 | 0 | 2.717 | 669,300 | 1,894,600 | 1,894,600 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,256,700 | 0 | 2.717 | 651,700 | 1,908,400 | 1,908,400 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 1,256,700 | 0 | 2.717 | 651,700 | 1,908,400 | 1,908,400 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|--------------|
| JACKSON SALLIE, | 1212-168 | | 10/21/1999 | CHD>SALE | 410,000 | No | No | | |
| | 264381 | | 10/19/1952 | | | No | No | | private sale |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|---------|-----|------------|----------|------------|------------------|
| 10/14/1999 | 1826 | NEW HOME | 476,000 | C | 7/6/2001 | | | 6/26/00 60% |
| 9/30/1999 | 1817 | DEMOLITI | | C | 6/26/2000 | | | house 6/26/00 10 |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/8/2025 | MEAS/EXT INS | 6 | JN |
| 5/3/2017 | INFO AT DOOR | 4 | JG |
| 6/18/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/6/2001 | MEAS/EXT INS | 613 | |
| 6/26/2000 | MEAS+INSPCTD | 611 | |
| 1/27/1996 | MEAS+INSPCTD | 606 | |
| 7/1/1989 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 96 17 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 | 18:32:43 |

LAST REV

| Date | Time |
|----------|----------|
| 08/05/25 | 11:53:50 |

| | |
|------|------|
| apro | 2405 |
|------|------|

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|------|
| 2405 |
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