

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GEORGES TR ALANNA
Owner 2:	CRONIN TR KIM A
Owner 3:	KENDRICK LLC
Street 1:	32 HILLSIDE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PAGE - BEATRICE R
Owner 2:	-
Street 1:	PO BOX 2320
Twn/City:	ACTON
St/Prov:	MA Cntry
Postal:	01720

NARRATIVE DESCRIPTION

This parcel contains 2.097 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1954, having primarily CLAPBOARD Exterior and 2643 Square Feet, with 1 Unit, 3 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		0.26		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,820						1,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.097	532,700	400	960,200	1,493,300
Total Card 2.097 532,700 400 960,200 1,493,300					
Total Parcel 2.097 532,700 400 960,200 1,493,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 565.11		/Parcel: 565.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	500,300	400	2.097	932,200	1,432,900		Year End Roll	12/2/2024
2024	101	FV	497,500	400	2.097	913,600	1,411,500		Year end	11/9/2023
2023	101	FV	435,700	400	2.097	741,600	1,177,700	1,177,700	Year end	11/3/2022
2022	101	FV	393,800	400	2.097	686,400	1,080,600	1,080,600	Year End Roll	10/19/2021
2021	101	FV	357,600	400	2.097	641,600	999,600	999,600	Year End Roll	10/15/2020
2020	101	FV	320,700	400	2.097	665,600	986,700	986,700	Year End Roll	9/26/2019
2019	101	FV	305,500	400	2.097	648,000	953,900	953,900	Create Final va	6/4/2019
2018	101	FV	305,500	400	2.097	648,000	953,900	953,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGE, BEATRICE R	1481-93		11/20/2015	DIVORCE/ESTA	725,000	No	No		
DADMUN HARRIE H	943-13		1/26/1981		250,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2021	R-21-0199	ROOF	13,200	C				Strip & re-roof dw
12/3/2018	7268	MANUAL	900	C				Install insulation
2/16/2016	6346	MANUAL	16,800	C	6/16/2016			Sheet metal work f
2/1/2016	6336	KITCHEN	60,000	C	6/16/2016			Remodel the kitche

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/26/1996	MEAS+INSPCTD	606	
1/25/1996	MEAS+INSPCTD	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	96 7 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	18:36:23

LAST REV

Date	Time
11/18/21	10:23:43

blakeley 2429

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