



**Patriot**  
Properties Inc.

Map Lot Sublot Building Unit CARD

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CLEMENS MARSHALL
Owner 2:	CLEMENS LINDSAY
Owner 3:	
Street 1:	24 HILLSIDE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2020 Type:

**PREVIOUS OWNER**

Owner 1:	HURFF JOSEPH L -
Owner 2:	HURFF ELIZABETH C -
Street 1:	24 HILLSIDE ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2020

**NARRATIVE DESCRIPTION**

This parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1956, having primarily WOOD SHING Exterior and 3726 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		78408.003		SQUARE FE	PRIME SITE		0	11.98	1.01	R4									952,676						952,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.800	1,237,600		952,700	2,190,300
Total Card		1.800	1,237,600	952,700	2,190,300
Total Parcel		1.800	1,237,600	952,700	2,190,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 587.79		/Parcel: 587.79	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,138,400	0	1.8	924,800	2,063,200		Year End Roll	12/2/2024
2024	101	FV	1,089,700	0	1.8	906,600	1,996,300		Year end	11/9/2023
2023	101	FV	937,600	0	1.8	735,600	1,673,200	1,673,200	Year end	11/3/2022
2022	101	FV	698,300	0	1.8	680,700	1,379,000	1,379,000	Year End Roll	10/19/2021
2021	101	FV	663,700	0	1.8	636,200	1,299,900	1,299,900	Year End Roll	10/15/2020
2020	101	FV	652,700	0	1.8	660,000	1,312,700	1,312,700	Year End Roll	9/26/2019
2019	101	FV	665,700	0	1.8	642,500	1,308,200	1,308,200	Create Final va	6/4/2019
2018	101	FV	692,800	0	1.8	642,500	1,335,300	1,335,300	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURFF ELIZABETH	1179-179		11/10/1997		465,000	No	No		DTH CERT 555-199
	555-199		5/19/1955			No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2023	R-23-0191	WDK	15,000	O				Replace rotted woo
8/27/2002	2569	RENO-ADD	350,000	C	5/15/2004			ren kitch mstr bat
7/24/2002	2544	MANUAL	350,000	C	6/21/2003			foundation for add

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
12/1/2008	MEAS+INSPCTD	25	D ERSKINE
5/15/2004	MEAS/EXT INS	615	
6/21/2003	MEAS+INSPCTD	615	
6/25/1998	MEAS+INSPCTD	600	
1/26/1996	MEAS+INSPCTD	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

