



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HILLIARD RD, LINCOLN

OWNERSHIP

Owner 1:	LANDIN KAREN R
Owner 2:	TITMORE ROBERT G
Owner 3:	
Street 1:	14 HILLIARD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LANDIN - KAREN R
Owner 2:	-
Street 1:	14 HILLIARD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.55 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1926, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t	B	CESSPL
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	2	LIGHT

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	8.08	1.000	R4									646,400						646,400	
132	UNDEV		0.713		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									4,278						4,300	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	394,600		1.837	646,400	1,041,000		0
132			0.713	4,300	4,300		GIS Ref
							GIS Ref
Total Card	394,600		2.550	650,700	1,045,300	Entered Lot Size	
Total Parcel	394,600		2.550	650,700	1,045,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		348.03	/Parcel:	348.03	Insp Date
						Land Unit Type:	05/29/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	394,600	0	2.55	650,700	1,045,300	1,045,300	Year End Roll	9/28/2017
2017	101	FV	384,500	0	2.55	644,300	1,028,800	1,028,800	Year End Roll	9/29/2016
2016	101	FV	370,400	0	2.55	625,900	996,300	996,300	Year End Roll	1/14/2016
2015	101	FV	367,100	0	2.55	579,500	946,600	946,600	Year End	10/2/2014
2014	101	FV	344,000	0	2.55	540,300	884,300	884,300	Year End Roll	1/23/2014
2013	101	FV	337,400	0	2.69	525,100	862,500	862,500	Year End Roll	10/25/2012
2012	101	FV	344,000	0	2.69	525,600	869,600	869,600	Year End	1/26/2012
2011	101	FV	362,300	0	2.69	704,400	1,066,700	1,066,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LANDIN,KAREN R	69323-338		5/23/2017	CONVENIENC		1	No	No		
SULLIVAN,JOHN P	66788-279		2/10/2016		1035000	No	No			
HESTER LEON B,	56221-365		1/4/2011		900000	No	No			
MARY B. HESTER	14586-82		4/16/1982	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/8/2016	6321	MANUAL		C				Install a Travis m
12/23/1996	1109-96	RENO-ADD	40,000	C	6/23/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
5/29/2012	MEAS/EXT INS	618	G BOURGAULT
6/21/2007	MEAS/EXT INS	616	D MANZELLO
12/14/2000	M&L COMPLETE	609	T MULHERN
6/23/1997	MEAS+INSPCTD	602	D TUCKER
2/15/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

