



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHELMAN TR PAUL J
Owner 2:	HSIEH TR SHING J
Owner 3:	SHING HSIEH REVOCABLE TRUST
Street 1:	21 HILLIARD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2019 Type:

PREVIOUS OWNER

Owner 1:	Shelman - Paul J
Owner 2:	Hsieh - Shing J
Street 1:	21 Hilliard Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2019

NARRATIVE DESCRIPTION

This Parcel contains 2.797 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1960, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	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		0.96		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									5,760						5,800	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	293,700		1.837	646,400	940,100
132			0.960	5,800	5,800
Total Card	293,700		2.797	652,200	945,900
Total Parcel	293,700		2.797	652,200	945,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	378.12	/Parcel:	378.12

Legal Description	User Acct
	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
2018	101	FV	293,700	0	2.797	652,200	945,900	945,900	Year End Roll	9/28/2017
2017	101	FV	293,700	0	2.797	645,800	939,500	939,500	Year End Roll	9/29/2016
2016	101	FV	290,800	0	2.797	627,400	918,200	918,200	Year End Roll	1/14/2016
2015	101	FV	279,100	0	2.797	581,000	860,100	860,100	Year End	10/2/2014
2014	101	FV	279,300	0	2.797	541,800	821,100	821,100	Year End Roll	1/23/2014
2013	101	FV	273,400	0	2.427	523,500	796,900	796,900	Year End Roll	10/25/2012
2012	101	FV	292,200	0	2.43	501,900	794,100	794,100	Year End	1/26/2012
2011	101	FV	298,600	0	2.43	518,800	817,400	817,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Shelman, Paul J	60726-67		12/13/2012	FAMILY	100	No	No			
BULLITT JOHN T,	40448-530		8/13/2003		819000	No	No			
TELLING, IRVING	25897-518		12/15/1995		520000	No	No			LOT 45-15-1 ALSO
	9408-303		7/19/1959		10900	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/17/2006	3475	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
12/14/2000	M&L COMPLETE	609	T MULHERN
2/24/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

