



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SPIETH ANDREW
Owner 2:	SPIETH ANITA MC
Owner 3:	
Street 1:	5 HILLIARD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2019 Type:

PREVIOUS OWNER

Owner 1:	SCHULTZ - FRANK W
Owner 2:	SCHULTZ - KATLYN
Street 1:	5 HILLIARD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2019

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2015, Having Primarily ABOVE AVG Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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	Lump sum for .5 bu
101	ONE FAM		0.3634		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									10,902						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct		
101	565,400		2.200	657,300	1,222,700		0		
							GIS Ref		
							GIS Ref		
Total Card					565,400	2.200	657,300	1,222,700	Entered Lot Size
Total Parcel					565,400	2.200	657,300	1,222,700	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card:		608.01	/Parcel:	608.01	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	565,400	0	2.2	657,300	1,222,700	1,222,700	Year End Roll	9/28/2017
2017	101	FV	654,100	0	2.2	650,900	1,305,000	1,305,000	Year End Roll	9/29/2016
2016	101	FV		0	2.2	503,100	503,100	503,100	Year End Roll	1/14/2016
2015	101	FV	285,400	0	2.2	586,100	871,500	871,500	Year End	10/2/2014
2014	101	FV	264,200	0	2.2	546,900	811,100	811,100	Year End Roll	1/23/2014
2013	101	FV	258,900	0	1.72	510,100	769,000	769,000	Year End Roll	10/25/2012
2012	101	FV	275,800	0	2.29	546,800	822,600	822,600	Year End	1/26/2012
2011	101	FV	281,600	0	2.29	564,900	846,500	846,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHULTZ,FRANK W	68654-193		12/23/2016		1250000	No	No			
HELMUS TODD A,	49814-45		7/20/2007		825000	No	No			
KALANZIS PETER,	39278-315		5/21/2003		830000	No	No			
WELLS BENJAMIN	32671-92		4/12/2001		810000	No	No			
SCHATZBERT ALAN	22140-140		6/19/1992		425000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/5/2015	6239	MANUAL	8,000	C				Sheet metal work f
11/3/2014	5954	NEW HOME	400,000	C	5/24/2016			Single family hous
7/16/2014	5825	DEMOLITI	12,000	C	5/14/2015			Demolish single fa
8/8/1995	785-95	MANUAL	8,000	C	6/19/1996			FAMILYRM
8/26/1993	329	HOT TUB	2,500	C	12/13/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2016	PERMIT VISIT	618	G BOURGAULT
5/29/2015	PERMIT VISIT	619	DH
11/13/2014	MEAS/EXT INS	618	G BOURGAULT
9/29/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
2/17/2001	M&L COMPLETE	613	M COLE
2/24/1996	MEAS+INSPCTD	606	J SMITH
6/20/1994	FIELDREV CHG	600	PA
2/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

