

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOLLICA TR RICHARD F
Owner 2:	CARLSON TR KAREN J
Owner 3:	R MOLLICA&K CARLSON REV TRUST
Street 1:	8 HILLSIDE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2020 Type:

PREVIOUS OWNER

Owner 1:	MOLLICA - RICHARD F
Owner 2:	CARLSON - KAREN J
Street 1:	8 HILLSIDE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2020

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 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	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	241,000		2.000	651,300	892,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 283.27						/Parcel: 283.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	241,000	0	2.	651,300	892,300	892,300	Year End Roll	9/28/2017
2017	101	FV	236,400	0	2.	644,900	881,300	881,300	Year End Roll	9/29/2016
2016	101	FV	236,400	0	2.	626,500	862,900	862,900	Year End Roll	1/14/2016
2015	101	FV	227,100	0	2.	580,100	807,200	807,200	Year End	10/2/2014
2014	101	FV	224,800	0	2.	540,900	765,700	765,700	Year End Roll	1/23/2014
2013	101	FV	220,200	0	1.97	524,000	744,200	744,200	Year End Roll	10/25/2012
2012	101	FV	220,200	0	1.97	544,000	764,200	764,200	Year End	1/26/2012
2011	101	FV	224,800	0	1.97	562,400	787,200	787,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOLLICA,RICHARD	1518-132		11/15/2017	CONVENIENC	99	No	No			
HAMILTON WILLIA	1111-67		6/1/1993		395000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/24/2007	3799	RENOVATI	41,745	C	6/10/2008			renovate breezeway
7/3/2007	3721	RENOVATI	60,000	C				reno kits/move din
7/23/1996	1008-96	WDK	4,500	C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2009	PERMIT VISIT	25	D ERSKINE
6/10/2008	MEAS/EXT INS	100	B MORGAN
11/23/2002	M&L COMPLETE	615	D VELUTTI
5/27/1997	MEAS/EXT INS	602	D TUCKER
1/27/1996	ENTRY DENIED	606	J SMITH
7/11/1995	INSPECTED	600	PA
7/5/1994	FIELDREV CHG	600	PA
6/1/1984	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1954 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

Full Bath:	3 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	2 Rating: AVERAGE

BATH FEATURES

Other Features:	
Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Frpl:	1 Rating: AVERAGE
WSFlue:	Rating:

OTHER FEATURES

Condo Information:	
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

CONDO INFORMATION

Depreciation:	
Phys Cond:	AV - Average 31.%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	31.%

DEPRECIATION

Calc Summary:	
Basic \$ / SQ:	79.00
Size Adj.:	1.00740027
Const Adj.:	1.01999998
Adj \$ / SQ:	81.176
Other Features:	48000
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	349294
Depreciation:	108281
Depreciated Total:	241013

CALC SUMMARY

Comments:	
Residential Grid:	
1st Res Grid Desc:	Line 1 # Units 1
Level FY LR DR D K FR RR BR FB HB L O	
Other:	
Upper:	
Lvl 2:	
Lvl 1:	
Lower:	
Totals:	RM: 8 BR: 3 Bath: 3 HB

COMMENTS

Remodeling:	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals:	No Unit 1 RMS 8 BRS 3 FL

RESIDENTIAL GRID

Remodeling:	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals:	No Unit 1 RMS 8 BRS 3 FL

REMODELING

Res Breakdown:	
No Unit:	1
RMS:	8
BRS:	3
FL:	
Totals:	1 8 3

RES BREAKDOWN

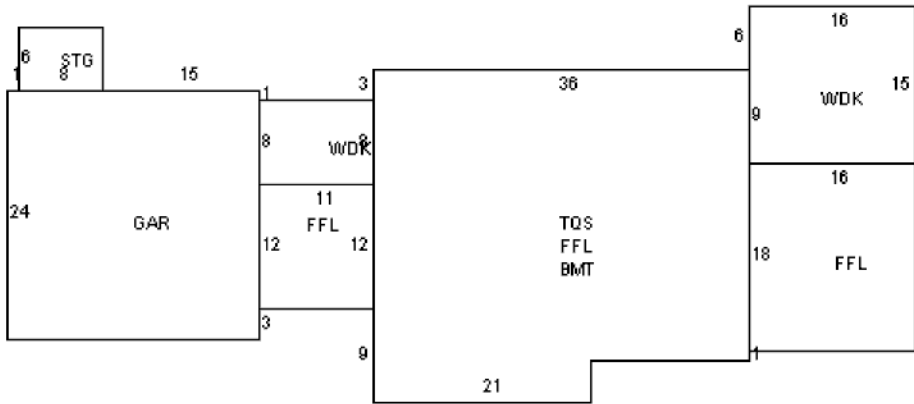
Comparable Sales:	
Rate:	
Parcel ID:	
Typ:	
Date:	
Sale Price:	
WtAv\$/SQ:	
AvRate:	
Ind.Val:	815820.8577
Juris. Factor:	
Val/Su Fin:	76.51
Special Features:	0
Val/Su Net:	55.09
Final Total:	241000
Val/Su SzAd:	103.39

COMPARABLE SALES

Spec Features/Yard Items:	
Code:	
Description:	
A Y/S Qty:	
Size/Dim:	
Qual:	
Con:	
Year:	
Unit Price:	
D/S Dep:	
LUC:	
Fact:	
NB Fa:	
Appr Value:	
JCod JFact:	
Juris. Value:	

SPEC FEATURES/YARD ITEMS

More:	N
Total Yard Items:	
Total Special Features:	
Total:	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,512	81.180	122,739	
BMT	BASEMENT	1,092	43.120	47,092	
TQS	3/4 STORY	819	81.180	66,483	
GAR	GARAGE	576	36.000	20,736	
WDK	WOOD DECK	328	18.590	6,099	
STG	STORAGE	48	15.000	720	
Net Sketched Area:		4,375	Total:	263,869	
Size Ad	2331	Gross Area	4648	FinArea	3150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

IMAGE*AssessPro* Patriot Properties, Inc