



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KIMBALL JOHN R H
Owner 2:	KIMBALL JOAN C F
Owner 3:	
Street 1:	14 HILLSIDE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2020 Type:

PREVIOUS OWNER

Owner 1:	KIMBALL JOAN CF -
Owner 2:	KIMBALL JOHN RH -
Street 1:	14 HILLSIDE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2020

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	223,300	500	1.900	648,300	872,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 318.11						/Parcel: 318.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	223,300	500	1.9	648,300	872,100	872,100	Year End Roll	9/28/2017
2017	101	FV	218,700	500	1.9	641,900	861,100	861,100	Year End Roll	9/29/2016
2016	101	FV	218,700	500	1.9	623,500	842,700	842,700	Year End Roll	1/14/2016
2015	101	FV	209,400	500	1.9	577,100	787,000	787,000	Year End	10/2/2014
2014	101	FV	206,900	500	1.9	537,900	745,300	745,300	Year End Roll	1/23/2014
2013	101	FV	202,200	500	1.84	520,100	722,800	722,800	Year End Roll	10/25/2012
2012	101	FV	202,200	500	1.84	540,100	742,800	742,800	Year End	1/26/2012
2011	101	FV	206,900	500	1.84	558,500	765,900	765,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KIMBALL JOAN CF	1248-11		2/5/2002	CONVENIENC		1	No	No		
EARL F. GREGG	846-109		3/7/1974		73000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/26/1996	MEAS+INSPCTD	606	J SMITH

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:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

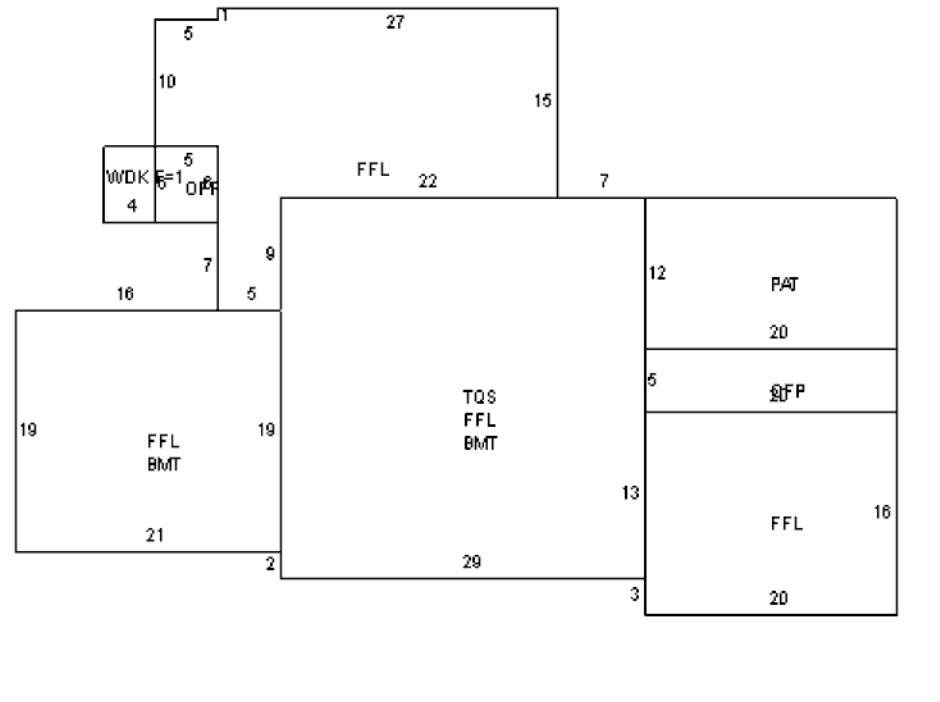
BATH FEATURES

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

COMMENTS

[Empty Comments Box]

SKETCH



GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

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

CONDO INFORMATION

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

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												

RMs: 6 BRs: 3 Baths: 2 HB: 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	1

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		31.2%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.96885830
Const Adj.:	1.01999998
Adj \$ / SQ:	78.071
Other Features:	46500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	324621
Depreciation:	101282
Depreciated Total:	223339

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val: 822212.6252

Juris. Factor: Val/Su Fin: 81.44

Special Features: 0 Val/Su Net: 50.69

Final Total: 223300 Val/Su SzAd: 81.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,089	78.070	163,089	
BMT	BASEMENT	1,269	19.520	24,768	
TQS	3/4 STORY	653	78.070	50,941	
PAT	PATIO	240	7.000	1,680	
OFP	OPEN PORCH	130	15.000	1,950	
WDK	WOOD DECK	24	38.000	912	
Net Sketched Area:		4,405	Total:	243,340	
Size Ad	2741.5	Gross Area	4622	FinArea	2742

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
2	SHED/FR	D	Y	1	100	A	AV	1953	15.00	T	70	101			500			500
More: N																		
Total Yard Items: 500																		
Total Special Features:																		
Total: 500																		

IMAGE

AssessPro Patriot Properties, Inc

