



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CROSBY TR DOUGLAS R
Owner 2:	CROSBY TR LAURA
Owner 3:	D & L CROSBY REVOCABLE TRUST
Street 1:	9 HILLIARD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2019 Type:

**PREVIOUS OWNER**

Owner 1:	CROSBY - DOUGLAS R
Owner 2:	CROSBY - LAURA
Street 1:	9 HILLIARD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2019

**NARRATIVE DESCRIPTION**

This Parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1926, Having Primarily WOOD SHING 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	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		74051.2		SQUARE FE	PRIME SITE		0	8.3	1.056	R4									649,188						649,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	341,700		1.700	649,200	990,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 367.44		/Parcel: 367.44	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	325,700	0	1.7	632,000	957,700	957,700	Create Final value 2019	6/4/2019
2018	101	FV	325,700	0	1.7	632,000	957,700	957,700	Year End Roll	9/28/2017
2017	101	FV	319,800	0	1.7	625,700	945,500	945,500	Year End Roll	9/29/2016
2016	101	FV	315,200	0	1.7	607,700	922,900	922,900	Year End Roll	1/14/2016
2015	101	FV	303,700	0	1.7	562,400	866,100	866,100	Year End	10/2/2014
2014	101	FV	266,700	0	1.7	524,000	790,700	790,700	Year End Roll	1/23/2014
2013	101	FV	261,600	0	1.78	515,200	776,800	776,800	Year End Roll	10/25/2012
2012	101	FV	261,600	0	1.78	535,000	796,600	796,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CROSBY,DOUGLAS	65363-95		5/14/2015	CONVENIENC		1	No	No		
ROBERT WOHLGEMU	16038-495		3/4/1985		315000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/7/1994	587-94	RENOVATI		C	8/25/1995			

**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 EXTERIOR	609	
2/24/1996	MEAS+INSPECTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

