



**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	8.3	1.000	R4									664,000						664,000	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	595,900		2.200	674,900	1,270,800		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 631.92						/Parcel: 631.92	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	565,400	0	2.2	657,300	1,222,700	1,222,700	Create Final value 2019	6/4/2019
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

**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	
2/17/2001	M&L COMPLETE	613	
2/24/1996	MEAS+INSPCTD	606	
6/20/1994	FIELDREV CHG	600	
2/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

