



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCNERNEY MARY E
Owner 2:	MITCHELL STEVEN J
Owner 3:	
Street 1:	4 HILLSIDE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2020 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	B	CESSPL
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		56627.999		SQUARE FE	PRIME SITE		0	7.	1.289	R3									510,919						510,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	170,800	24,400	1.300	510,900	706,100
Total Card		170,800	24,400	1.300	510,900
Total Parcel		170,800	24,400	1.300	510,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 383.06		/Parcel: 383.06	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	11/06/07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	166,200	24400	1.3	494,900	685,500	685,500	Create Final value 2019	6/4/2019
2018	101	FV	166,200	24400	1.3	494,900	685,500	685,500	Year End Roll	9/28/2017
2017	101	FV	163,200	24400	1.3	467,100	654,700	654,700	Year End Roll	9/29/2016
2016	101	FV	163,200	24400	1.3	453,300	640,900	640,900	Year End Roll	1/14/2016
2015	101	FV	157,100	24400	1.3	419,700	601,200	601,200	Year End	10/2/2014
2014	101	FV	155,600	24400	1.3	375,900	555,900	555,900	Year End Roll	1/23/2014
2013	101	FV	152,500	24400	1.32	476,100	653,000	653,000	Year End Roll	10/25/2012
2012	101	FV	152,500	24400	1.32	402,900	579,800	579,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIQUE, GONZALO	1133-137		10/12/1994		303500	No	No			
PIQUE, GONZALO	1091-130		2/20/1992		292000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/26/2008	3899	RENOVATI	15,000	C	6/10/2008			repair bth after f
3/1/2007	3617	ROOF		C				strip & re-roof
6/4/1996	969-96	WDK	1,000	C	5/27/1997			
9/19/1995	814-95	SHED	30,000	C	6/20/1996			
3/16/1995	678-95	MANUAL	12,000	C	7/18/1995			CEILING

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2013	FIELDREV CHG	618	G BOURGAULT
6/10/2008	PERMIT VISIT	100	
11/6/2007	MEAS+INSPCTD	100	
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/10/2000	ABATE-INSPEC	600	
5/27/1997	MEAS/EXT INS	602	
1/27/1996	MEAS+INSPCTD	606	
7/18/1995	INSPECTED	600	
7/5/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 5 - CAPE, Sty Ht: 1H - 1H, (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:

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE

COMMENTS

studio elec heat, wood stove, trac lighting, skylights,.

RESIDENTIAL GRID

Table with grid details: 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: 2 Baths: 2 HB

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1950, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

INTERIOR INFORMATION

Table with interior info: 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

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 31.%, Functional: %, Economic: %, Special: %, Override: , Total: 31.8%

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 6 2, Totals 1 6 2

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 82.00, Size Adj.: 1.07550311, Const Adj.: 1.01999998, Adj \$ / SQ: 89.955, Other Features: 51250, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 250401, Depreciation: 79627, Depreciated Total: 170773

COMPARABLE SALES

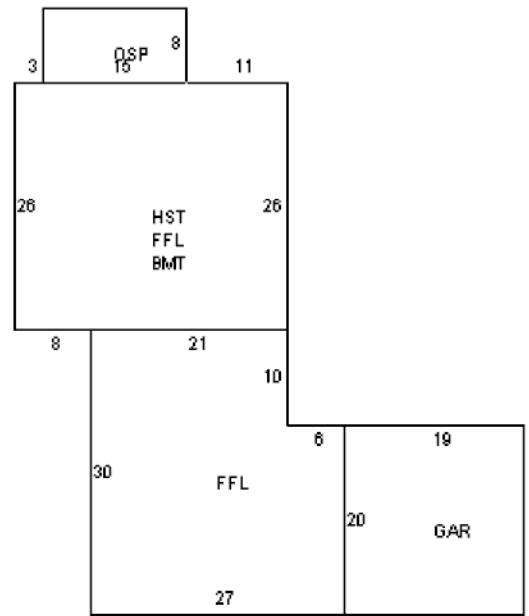
Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 554212.3506, Juris. Factor, Val/Su Fin: 92.67, Special Features: 0, Val/Su Net: 55.15, Final Total: 170800, Val/Su SzAd 92.66

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

Summary row: More: N, Total Yard Items: 24,400, Total Special Features: , Total: 24,400

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 3,097, Total: 199,151, Size Ad 1843.2999, Gross Area 3512, FinArea 1843

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

