

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEVI TR THOMAS C
Owner 2:	KING TR JOYCE M
Owner 3:	THOMAS C LEVI REV TR OF 2007
Street 1:	7 HILLSIDE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2019 Type:

PREVIOUS OWNER

Owner 1:	LEVI THOMAS C -
Owner 2:	KING JOYCE M -
Street 1:	7 HILLSIDE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2019

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		78408.001		SQUARE FE	PRIME SITE		0	8.3	1.014	R4									660,036						660,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	576,200		1.800	660,000	1,236,200
Total Card	576,200		1.800	660,000	1,236,200
Total Parcel	576,200		1.800	660,000	1,236,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		301.73	/Parcel: 301.73

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	559,100	0	1.8	642,500	1,201,600	1,201,600	Create Final value 2019	6/4/2019
2018	101	FV	559,100	0	1.8	642,500	1,201,600	1,201,600	Year End Roll	9/28/2017
2017	101	FV	549,500	0	1.8	636,200	1,185,700	1,185,700	Year End Roll	9/29/2016
2016	101	FV	536,800	0	1.8	617,900	1,154,700	1,154,700	Year End Roll	1/14/2016
2015	101	FV	522,600	0	1.8	571,800	1,094,400	1,094,400	Year End	10/2/2014
2014	101	FV	485,000	0	1.8	532,800	1,017,800	1,017,800	Year End Roll	1/23/2014
2013	101	FV	475,500	0	1.76	513,500	989,000	989,000	Year End Roll	10/25/2012
2012	101	FV	475,500	0	1.76	533,200	1,008,700	1,008,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LEVI THOMAS C,	1355-100		6/25/2008	FAMILY		1	No	No
FARGO FOSTER	997-93		5/2/1985		212500	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
3/31/2004	2874	ADDITION	298,000	C	6/19/2004			bedrm 2 baths & fa
1/25/1999	1615	RENOVATI	11,000	C	6/15/2001			bathroom 5/31/00
8/8/1995	786-95	ROOF		C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
5/14/2005	MEAS/EXT INS	615	
6/19/2004	MEAS/EXT INS	615	
11/5/2002	M&L EXTERIOR	615	
6/15/2001	MEAS/EXT INS	613	
5/31/2000	MEAS/EXT INS	610	
5/29/1999	MEAS/EXT INS	602	
1/26/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.80000	Total SF/SM:	78408.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	660,036	SpI Credit	Total:	660,000
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**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	96 11 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	21:54:47

LAST REV

Date	Time
04/02/13	10:19:20

apro  
2399

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	2 - STEEL
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B - GOOD
Year Blt:	1954 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

**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:	
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: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

**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	

More: N	Total Yard Items:	Total Special Features:	Total:
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**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG - Very Good	15.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		15.5%

**CALC SUMMARY**

Basic \$ / SQ:	92.00
Size Adj.:	0.89644861
Const Adj.:	1.04039991
Adj \$ / SQ:	85.805
Other Features:	81184
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	681879
Depreciation:	105691
Depreciated Total:	576188

**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:	7	BR:	3	Baths:	3	HB:	1				

**REMODELING**

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

**RES BREAKDOWN**

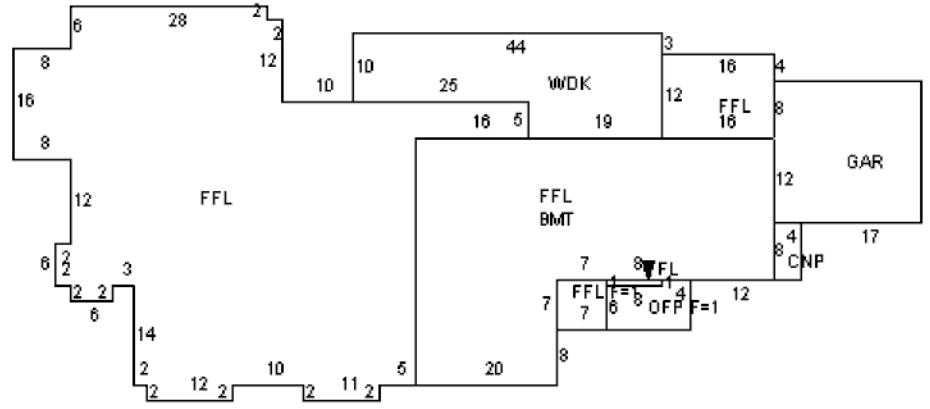
No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	738200.0000
Juris. Factor:	Val/Su Fin:	140.64	
Special Features: 0	Val/Su Net:	88.92	
Final Total:	576200	Val/Su SzAd:	140.64

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	4,097	85.810	351,544	
BMT	BASEMENT	1,320	21.450	28,316	
WDK	WOOD DECK	535	16.910	9,049	
GAR	GARAGE	420	36.000	15,120	
OFF	OPEN PORCH	76	15.000	1,140	
CNP	CANOPY	32	22.000	704	
Net Sketched Area:		6,480	Total:	405,873	
Size Ad	4097	Gross Area	6480	Fin Area	4097

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**



*AssessPro* Patriot Properties, Inc

**PARCEL ID** 160 41 0