

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NOCKLES WILLIAM A
Owner 2:	NOCKLES DIANE F
Owner 3:	
Street 1:	11 HILLSIDE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2019 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.79 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		77972.39844		SQUARE FE	PRIME SITE		0	8.3	1.018	R4									658,951						659,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	151,200		1.790	659,000	810,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 346.83						/Parcel: 346.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	136,700	0	1.79	641,500	778,200	778,200	Create Final value 2019	6/4/2019
2018	101	FV	136,700	0	1.79	641,500	778,200	778,200	Year End Roll	9/28/2017
2017	101	FV	135,300	0	1.79	635,100	770,400	770,400	Year End Roll	9/29/2016
2016	101	FV	133,800	0	1.79	616,900	750,700	750,700	Year End Roll	1/14/2016
2015	101	FV	130,900	0	1.79	570,800	701,700	701,700	Year End	10/2/2014
2014	101	FV	124,800	0	1.79	531,900	656,700	656,700	Year End Roll	1/23/2014
2013	101	FV	121,900	0	1.79	516,000	637,900	637,900	Year End Roll	10/25/2012
2012	101	FV	121,900	0	1.79	436,700	558,600	558,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOORE DOROTHY H	972-67		7/18/1983		185000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/14/2016	6500	MANUAL	4,574	C				Do weatherization
9/5/2013	5541	MANUAL	2,380	C				remove & replace 1
2/19/2010	4384	WINDOWS	5,220	C				replace 4 windows
10/7/2009	4298	MANUAL	6,232	C				replace 3 windows

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/27/1996	MEAS+INSPCTD	606	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.79000	Total SF/SM: 77972.40	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 658,951	SpI Credit	Total: 659,000
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