Map	Lot	Sublot	Building	Unit	CARD
150	54	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,971,700	/	2,971,700
USE VALUE:	2,971,700	/	2,971,700
ASSESSED:	2,971,700	/	2,971,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		SILVER HILL RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	LAZAY TR PAUL D		
Owner 2:	LAZAY TR THOMAS J		
Owner 3:	69 SILVER HILL RD REAL EST TR		
Street 1:	69 SILVER HILL RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	LOCKWOOD DUNBAR JR -		
Owner 2:	LOCKWOOD IRENE P -		
Street 1:	45 SCHOOL STREET		
Twn/City:	BOSTON		
St/Prov:	MA	Cntry	
Postal:	02108		

NARRATIVE DESCRIPTION

This parcel contains 3.31 ACRES of land mainly classified as ONE FAM with a CONVENT`NL Building built about 2009, having primarily WOOD SHING Exterior and 5291 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.310	1,879,000	7,400	1,085,300	2,971,700
Total Card	3.310	1,879,000	7,400	1,085,300	2,971,700
Total Parcel	3.310	1,879,000	7,400	1,085,300	2,971,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 561.65 | /Parcel: 561.65

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 05/25/25

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150 54 0

!1826!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,734,900	6900	3.31	1,054,900	2,796,700		Year End Roll	12/2/2024
2024	101	FV	1,660,800	6900	3.31	1,028,800	2,696,500		Year end	11/9/2023
2023	101	FV	1,650,000	6900	3.31	876,800	2,533,700	2,533,700	Year end	11/3/2022
2022	101	FV	1,515,200	6900	3.31	804,800	2,326,900	2,326,900	Year End Roll	10/19/2021
2021	101	FV	1,446,200	6900	3.31	836,800	2,289,900	2,289,900	Year End Roll	10/15/2020
2020	101	FV	1,413,400	6900	3.31	836,800	2,257,100	2,257,100	Year End Roll	9/26/2019
2019	101	FV	1,470,100	6900	3.31	833,600	2,310,600	2,310,600	Create Final va	6/4/2019
2018	101	FV	1,470,100	6900	3.31	833,600	2,310,600	2,310,600	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:12:34

LAST REV

Date	Time
08/06/25	19:10:10

apro

USER DEFINED

Prior Id # 1:	66 5 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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1826

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOCKWOOD DUNBAR	51286-586		6/10/2008	CHD>SALE	1,000,000	No	No		House to be torn down after 2008 purchase.
	9990-169		2/19/1962		62,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2009	4284	NEW HOME	1,932,847	C	6/28/2011			new house;60%done
9/23/2009	4281	DEMOLITI		C	7/28/2010			demo house

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
6/28/2011	PERMIT VISIT	618	G BOURGAULT
7/28/2010	PERMIT VISIT	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
9/26/1998	MEAS+INSPCTD	602	
1/30/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									40,705						40,700	
101	ONE FAM		0.31		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									2,170						2,200	Wetland

Total AC/HA:	3.30955	Total SF/SM:	144164	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,085,275	Spl Credit		Total:	1,085,300

EXTERIOR INFORMATION

Type:	22 - CONVENT`NL
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 1
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

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:	2	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.86340010
Const Adj.:	1.01999998
Adj $ / SQ:	132.100
Other Features:	80294
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1939423
Depreciation:	89213
Depreciated Total:	1850209

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	RMs: 12		BRs: 3			Baths: 3				HB 1		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	3	1
Totals			
1	12	3	

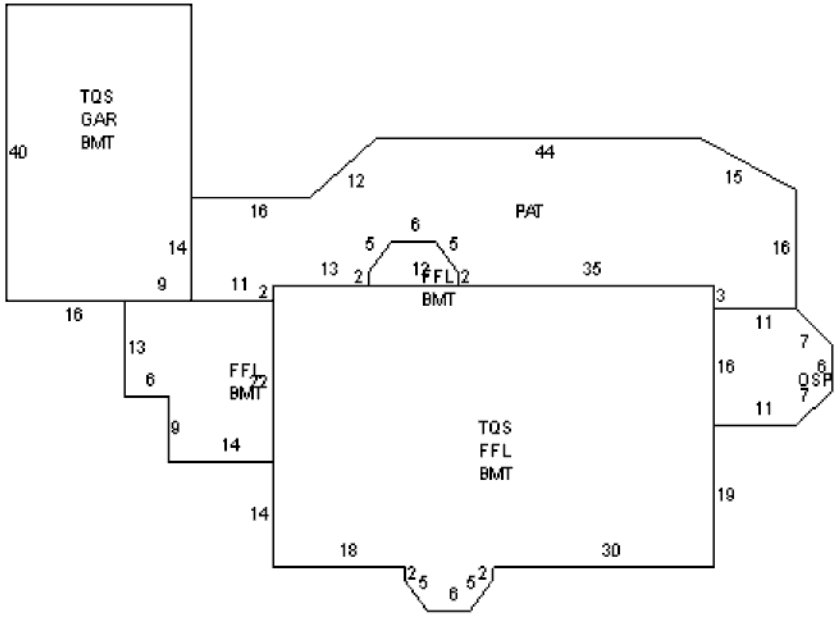
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 662000.0000

Juris. Factor:		Before Depr:	264.20
Special Features:	28800	Val/Su Net:	160.13
Final Total:	1879000	Val/Su SzAd	355.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	3,786	33.030	125,033
FFL	1ST FLOOR	2,786	132.100	368,031
TQS	3/4 STORY	2,505	132.100	330,911
PAT	PATIO	1,426	14.980	21,361
GAR	GARAGE	1,000	38.520	38,520
OSP	SCRN PORCH	231	24.070	5,561

Net Sketched Area:	11,734			Total:	889,417
Size Ad	5291	Gross Area	12569	FinArea	5291

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 150 54 0

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
61	ELEV-PAS	D	S	1	1	G	GD	2009	44,250.00	T	35	101			28,800			28,800
3	GARAGE	D	Y	1	20x24	A	AV	1949	38.52	T	60	101			7,400			7,400

More: N	Total Yard Items:	7,400	Total Special Featues:	28,800	Total: 36,200

IMAGE

AssessPro Patriot Properties, Inc