

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CROWLEY WILLIAM B
Owner 2:	
Owner 3:	
Street 1:	38 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3404 Type:

PREVIOUS OWNER

Owner 1:	MOSHER DAVID B -
Owner 2:	MOSHER CLAIRE B -
Street 1:	38 SILVER HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3404

NARRATIVE DESCRIPTION

This parcel contains 2.767 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1981, having primarily WOOD Exterior and 5638 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 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

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		80000		SQUARE FE	PRIME SITE		0	14.04	1.00	R6									1,123,200					1,123,200		
101	ONE FAM		0.37		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									16,650					16,700		
101	ONE FAM		0.56		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									25,200					25,200	ROW	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.767	1,210,400	21,200	1,165,100	2,396,700
Total Card		2.767	1,210,400	21,200	2,396,700
Total Parcel		2.767	1,210,400	21,200	2,396,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 425.11		/Parcel: 425.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,176,900	19800	2.767	1,112,600	2,309,300		Year End Roll	12/2/2024
2024	101	FV	1,034,100	19800	2.767	1,027,900	2,081,800		Year end	11/9/2023
2023	101	FV	1,034,100	19800	2.767	1,007,900	2,061,800	2,061,800	Year end	11/3/2022
2022	101	FV	910,900	28000	2.767	949,500	1,888,400	1,888,400	Year End Roll	10/19/2021
2021	101	FV	973,000	28000	2.767	987,900	1,988,900	1,988,900	Year End Roll	10/15/2020
2020	101	FV	975,800	28000	2.767	947,900	1,951,700	1,951,700	Year End Roll	9/26/2019
2019	101	FV	962,300	28000	2.767	923,100	1,913,400	1,913,400	Create Final va	6/4/2019
2018	101	FV	962,300	28000	2.767	923,100	1,913,400	1,913,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSHER DAVID B,	31003-13		12/23/1999	CHD>SALE	1,595,000	No	No		
PETER C. SCHLIE	14296-182		5/21/1981			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2023	R-23-0056	SIDING	224,500	O				Residing black pav
12/28/2020	R-20-0237	RENO-ADD	396,500	O	7/26/2022			Add 14 x 29 additi
7/9/2020	R-20-0106	ROOF	38,500	C	9/3/2020			Strip & replace 39
10/24/2007	3800	RENOVATI	425,000	C	7/14/2011			barn not build due
5/20/2004	2922	DEMOLITI	3,000	C				barn from 1st fl d
11/17/2003	2815	RENOVATI	120,000	C	5/22/2004			lower level, bath,
8/28/2002	2570	RENOVATI	145,000	C	5/22/2004			bedroom & baths 6/
3/6/2000	1882	RENOVATI	120,000	C	5/19/2001			6/27/00 50%
11/5/1993	385	ROOF	25,000	C	12/29/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2024	PERMIT VISIT	605	BOA
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/23/2010	PERMIT VISIT	25	D ERSKINE
5/28/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	PERMIT VISIT	100	
5/13/2005	MEAS/EXT INS	600	
5/22/2004	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	
5/19/2001	MEAS/EXT INS	614	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	72 11 5
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:	

!1969!

PRINT

Date	Time
09/26/25	17:31:55

LAST REV

Date	Time
08/19/24	14:58:18

apro 1969

