

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PLAUT TIMOTHY
Owner 2:	PLAUT MADELEINE
Owner 3:	
Street 1:	45A CLARENDON ROAD
Street 2:	
Twn/City:	LONDON W11 4JD
St/Prov:	ENGLAND Cntry Own Occ: N
Postal:	Type:

PREVIOUS OWNER

Owner 1:	DENORMANDIE - THOMAS L
Owner 2:	DENORMANDIE - KATHERINE B
Street 1:	11 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3601

NARRATIVE DESCRIPTION

This Parcel contains 2.387 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
131	POTENTL		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	Unbuildable
131	POTENTL		0.55		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									3,850						3,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
131	2.387			1,046,300	1,046,300
Total Card		2.387		1,046,300	1,046,300
Total Parcel		2.387		1,046,300	1,046,300
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

Legal Description	User Acct
See plan 2014-453 for boundary redraw.	0
	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
2025	131	FV		0	2.387	1,031,300	1,031,300		Year End Roll	12/2/2024
2024	722	FV		0	2.387	1,008,500	1,008,500		Year end	11/9/2023
2023	722	FV		0	2.387	856,500	856,500	124	Year end	11/3/2022
2022	722	FV		0	2.387	784,500	784,500	124	Year End Roll	10/19/2021
2021	722	FV		0	2.387	816,500	816,500	101	Year End Roll	10/15/2020
2020	722	FV		0	2.387	816,500	816,500	96	Year End Roll	9/26/2019
2019	722	FV		0	2.387	813,300	813,300	96	Create Final va	6/4/2019
2018	722	FV		0	2.387	813,300	813,300	96	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENORMANDIE, THO	82648-347		4/9/2024	MULTI-PARCEL	2,000,000	No	No		
DENORMANDIE, JAM	15731-583		8/13/1984	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



!1983!

PRINT

Date	Time
09/26/25	17:33:40

LAST REV

Date	Time
05/10/25	11:05:35

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PAT ACCT.

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

