

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WINSTON DAVID E
Owner 2:	
Owner 3:	
Street 1:	60A WESTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COTHBO LIMITED PARTNERSHIP -
Owner 2:	-
Street 1:	PO BOX 6347
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .508 ACRES of land mainly classified as LAND

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
130	LAND		22107		SQUARE FE	PRIME SITE		0	9.98	2.83	R3									625,067						625,100	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	0.508			625,100	625,100
Total Card		0.508		625,100	625,100
Total Parcel		0.508		625,100	625,100
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	.508	606,900	606,900		Year End Roll	12/2/2024
2024	130	FV		0	.508	595,000	595,000		Year end	11/9/2023
2023	130	FV		0	.508	548,000	548,000	548,000	Year end	11/3/2022
2022	130	FV		0	.508	495,400	495,400	495,400	Year End Roll	10/19/2021
2021	130	FV		0	.508	438,400	438,400	438,400	Year End Roll	10/15/2020
2020	130	FV		0	.508	438,400	438,400	438,400	Year End Roll	9/26/2019
2019	130	FV		0	.508	424,600	424,600	424,600	Create Final va	6/4/2019
2018	130	FV		0	.508	424,600	424,600	424,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COTHBO LIMITED	79872-281		3/24/2022		600,000	No	No		
CANNON ROBERT L	38161-211		3/4/2003	CONVENIENC		1	No		
HOLDEN LAWRENCE	33211-491		7/6/2001	CONVENIENC		No	No		
CANNON BRADFORD	21641-253		12/30/1991	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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	86 9 3
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:	

!2182!

PRINT Date Time 09/26/25 18:01:53

LAST REV Date Time 04/08/22 15:35:40

blakeley 2182

