

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		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:	CANNON TR - IRENE PLATTNER
Owner 2:	CANNON TR - WALTER BRADFORD
Street 1:	1935 WAVERLEY ST
Twn/City:	PALO ALTO
St/Prov:	CA Cntry
Postal:	94301 3848

NARRATIVE DESCRIPTION

This Parcel contains .726 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		31604		SQUARE FE	PRIME SITE		0	9.98	2.07	R3									653,503						653,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	0.726			653,500	653,500
Total Card	0.726			653,500	653,500
Total Parcel	0.726			653,500	653,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

Legal Description
3/2015 Reclassified from 132 to 130. 30 year conservation restriction expired in 2007.
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date

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	.726	634,500	634,500		Year End Roll	12/2/2024
2024	130	FV		0	.726	622,100	622,100		Year end	11/9/2023
2023	130	FV		0	.726	573,000	573,000	573,000	Year end	11/3/2022
2022	130	FV		0	.726	518,000	518,000	518,000	Year End Roll	10/19/2021
2021	130	FV		0	.726	458,400	458,400	458,400	Year End Roll	10/15/2020
2020	130	FV		0	.726	458,400	458,400	458,400	Year End Roll	9/26/2019
2019	130	FV		0	.726	444,000	444,000	444,000	Create Final va	6/4/2019
2018	130	FV		0	.726	444,000	444,000	444,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANNON TR,IRENE	70117-458		10/23/2017		550,000	No	No		
CANNON ROBERT L	38161-235		3/4/2003	CONVENIENC		1	No	No	
CANNON BRADFORD	16779-317		2/14/1986	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



USER DEFINED

Prior Id # 1:	86 9 41
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:	

