

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DECK TR MARK
Owner 2:	MARK J DECK 2000 REVOC TRUST
Owner 3:	
Street 1:	30 SILVER HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DECK - MARK
Owner 2:	-
Street 1:	30 SILVER HILL ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3.397 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 2017, having primarily SHAKES Exterior and 2496 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 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

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	9.98	1.00	R3									798,400						798,400	
132	UNDEV		1.56		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									10,920						10,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.560			10,900	10,900
101	1.837	806,400	44,800	798,400	1,649,600
Total Card		3.397	806,400	44,800	809,300
Total Parcel		3.397	806,400	44,800	809,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 665.26		/Parcel: 665.26	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	755,700	41800	3.397	786,100	1,583,600		Year End Roll	12/2/2024
2024	101	FV	751,100	41800	3.397	769,400	1,562,300		Year end	11/9/2023
2023	101	FV	649,600	41800	3.397	709,400	1,400,800	1,400,800	Year end	11/3/2022
2022	101	FV	562,900	41800	3.397	642,200	1,246,900	1,246,900	Year End Roll	10/19/2021
2021	101	FV	525,300	41800	3.397	569,400	1,136,500	1,136,500	Year End Roll	10/15/2020
2020	101	FV	464,300	41800	3.397	569,400	1,075,500	1,075,500	Year End Roll	9/26/2019
2019	101	FV	430,500	41800	3.397	551,800	1,024,100	1,024,100	Create Final va	6/4/2019
2018	101	FV	430,500	41800	3.397	551,800	1,024,100	1,024,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DECK,MARK	83094-567		8/5/2024	CONVENIENC		1	No	No	
CANNON,ROBERT L	65471-278		6/2/2015	PVT SALE	915,000		No	No	
BRADFORD CANNON	13635-62		1/30/1979	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2021	R-21-0069	SOLAR PA	21,888	C	12/27/2022			Add 3.75 KW DC to
10/13/2016	6586	SHEET MT	70,000	C				Sheet metal work f
9/9/2016	6553	SOLAR PA	37,417	C				Install solar pane
9/9/2016	6552	SOLAR PA	18,709	C	8/31/2017			Install solar pane
4/14/2016	6397	BARN	25,000	C	9/6/2017			Amend permit #6337
4/14/2016	6395	DEMOLITI	6,000	C	5/24/2016			Demolish existing
3/23/2016	6396	NEW HOME	650,000	C	8/31/2017			New single family
2/1/2016	6337	BARN	40,000	C	9/6/2017			Repair the barn st
7/6/1995	757-95	ROOF		C	6/24/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2017	PERMIT VISIT	618	G BOURGAULT
5/24/2016	PERMIT VISIT	618	G BOURGAULT
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
9/23/1998	MEAS+INSPCTD	602	
2/24/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	87 1 1
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:	

