

Map

Lot

Sublot

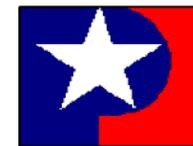
Building

Unit

CARD

Town Of Lincoln

APPRaised: 2,397,500 / 2,397,500
 USE VALUE: 2,397,500 / 2,397,500
 ASSESSED: 2,397,500 / 2,397,500



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZIMMERMAN ERIC
Owner 2:	KALMUS AUDREY
Owner 3:	
Street 1:	21 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3403 Type:

PREVIOUS OWNER

Owner 1:	Schmid - Wilfried
Owner 2:	Schmid - Marina Bizzarri
Street 1:	21 Silver Hill Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3403

NARRATIVE DESCRIPTION

This parcel contains 7.45 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1907, having primarily WOOD SHING Exterior and 4499 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 7 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		4.413		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									154,455						154,500	
101	ONE FAM		1.2		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									8,400						8,400	Wetland

Total AC/HA:	7.44955	Total SF/SM:	324502	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,121,255	SpI Credit	Total:	1,121,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7.450	1,276,200		1,121,300	2,397,500
Total Card	7.450	1,276,200		1,121,300	2,397,500
Total Parcel	7.450	1,276,200		1,121,300	2,397,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		532.90	/Parcel: 532.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,233,100	0	7.45	1,093,300	2,326,400		Year End Roll	12/2/2024
2024	101	FV	1,187,300	0	7.45	1,051,600	2,238,900		Year end	11/9/2023
2023	101	FV	1,179,500	0	7.45	879,600	2,059,100	2,059,100	Year end	11/3/2022
2022	101	FV	1,064,000	0	7.45	824,400	1,888,400	1,888,400	Year End Roll	10/19/2021
2021	101	FV	1,050,800	0	7.45	779,600	1,830,400	1,830,400	Year End Roll	10/15/2020
2020	101	FV	1,092,100	0	7.45	803,600	1,895,700	1,895,700	Year End Roll	9/26/2019
2019	101	FV	1,063,600	0	7.45	786,000	1,849,600	1,849,600	Create Final va	6/4/2019
2018	101	FV	1,063,600	0	7.45	786,000	1,849,600	1,849,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Schmid,Wilfried	60177-337		10/4/2012	MULTI-PARCEL	1,450,000	No	No		also 87-19-1
WILLIAM F. HERM	14892-302		2/8/1983		500,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2024	MEC-24-000	MECHANIC	65,920	C				Replace 2nd floor
5/6/2022	R-22-0095	BATH	56,600	C				Master bathroom re
8/26/2003	2758	RENOVATI	69,800	C	5/21/2005			kitchen & 2 baths
5/20/1996	948-96	FENCE	25	C	5/29/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
8/21/2013	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS+INSPCTD	615	
5/29/2004	MEAS+INSPCTD	615	
10/27/1999	ABATE-INSPEC	600	
9/23/1998	MEAS+INSPCTD	602	
2/2/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

