Map	Lot	Sublot	Building	Unit	CARD
164	13	0			1 of 2

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,217,800	/	2,360,000
USE VALUE:	2,217,800	/	2,360,000
ASSESSED:	2,217,800	/	2,360,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	GUAN TR RONG J
Owner 2:	LIU TR MINPING
Owner 3:	FISHPOND INVESTMENT TRUST
Street 1:	7 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3403 Type:

PREVIOUS OWNER

Owner 1:	TUROWSKI - EDMUND J
Owner 2:	TUROWSKI - JOSEPHINE E
Street 1:	7 SILVER HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3403

NARRATIVE DESCRIPTION

This parcel contains 11.2 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1925, having primarily BRICK Exterior and 4084 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11.200	954,700	52,000	1,211,100	2,217,800
Total Card	11.200	954,700	52,000	1,211,100	2,217,800
Total Parcel	11.200	1,096,900	52,000	1,211,100	2,360,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.05 | /Parcel: 497.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date 08/21/13

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 164 13 0

!2277!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,037,200	48600	11.2	1,148,400	2,234,200		Year End Roll	12/2/2024
2024	101	FV	1,012,600	48600	11.2	1,058,700	2,119,900		Year end	11/9/2023
2023	101	FV	936,900	48600	11.2	1,038,700	2,024,200	2,024,200	Year end	11/3/2022
2022	101	FV	816,800	56800	11.2	980,300	1,853,900	1,853,900	Year End Roll	10/19/2021
2021	101	FV	753,000	56800	11.2	1,018,700	1,828,500	1,828,500	Year End Roll	10/15/2020
2020	101	FV	747,100	56800	11.2	978,700	1,782,600	1,782,600	Year End Roll	9/26/2019
2019	101	FV	658,100	56800	11.2	953,900	1,668,800	1,668,800	Create Final va	6/4/2019
2018	101	FV	496,000	56800	11.2	953,900	1,506,700	1,506,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:14:09

LAST REV

Date	Time
06/16/25	15:07:28

meadorse

USER DEFINED

Prior Id # 1:	92 6 0
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2277

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUROWSKI,EDMUND	69268-513		5/12/2017		2,100,000	No	No		
TUROWSKI EDMUND	18902-585		3/3/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2017	6919	SOLAR PA	40,138	C	3/7/2018			Install solar pane
9/19/1994	570-94	GARAGE	15,000	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
10/20/1998	ENTRY DENIED	602	
2/2/1996	ENTRY DENIED	606	
9/5/1995	PERMIT VISIT	606	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		0.103		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									4,635						4,600	
101	ONE FAM		9.26		ACRES	CONS RESTR	0.2	0	45,000.	0.20	R6									83,340						83,300	Cons Restriction

Total AC/HA:	11.19955	Total SF/SM:	487852	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,211,175	Spl Credit		Total:	1,211,100

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

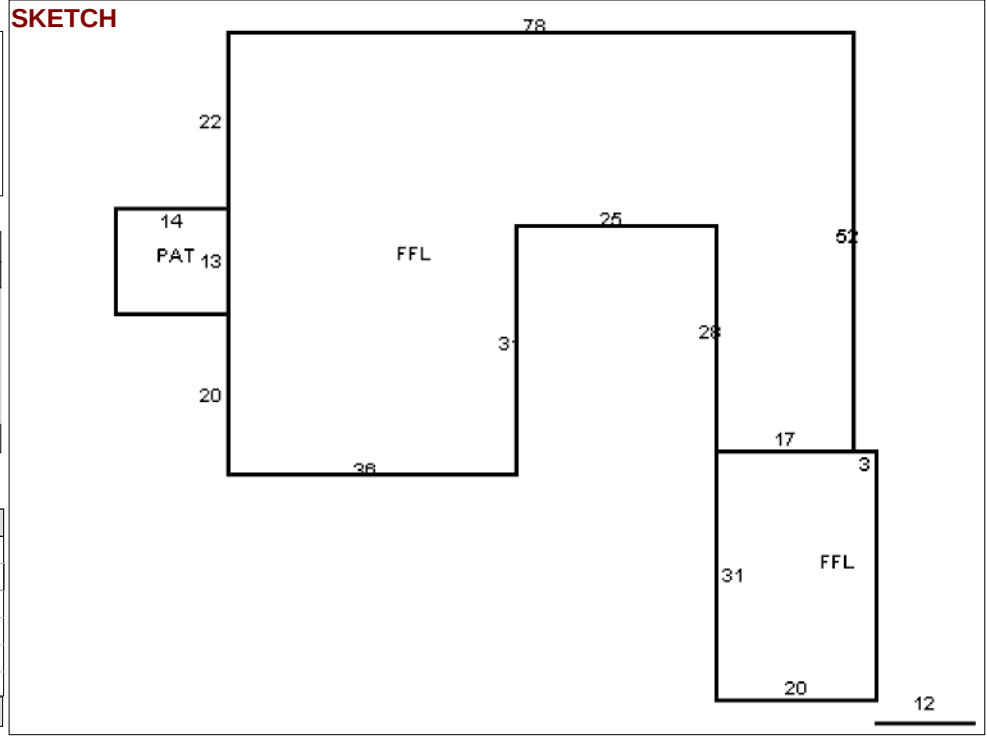
OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

INCL 87-19.03 (.10AC). 6/2012 COMBINED 92-5-0 WITH THIS PARCEL..

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1925	Eff Yr Blt:	1990
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	1994
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	VG - Very Good	8.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		8 %

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	0.89691478
Const Adj.:	1.08048606
Adj $ / SQ:	139.551
Other Features:	75929
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1037731
Depreciation:	83018
Depreciated Total:	954713

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	0.00000

Juris. Factor:		Before Depr:	223.28
Special Features:	0	Val/Su Net:	223.79
Final Total:	954700	Val/Su SzAd	233.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	4,084	139.550	569,926
PAT	PATIO	182	14.980	2,726

Net Sketched Area:	4,266	Total:	572,652
Size Ad 4084	Gross Area 4266	FinArea	4084

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

164 13 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	POOL I-G	D	Y	1	840	A	AV	1980	23.54	T	70	101			5,900			5,900
19	PATIO	D	Y	1	10x15	A	AV	1980	14.98	T	70	101			700			700
19	PATIO	D	Y	1	448	A	AV	1980	14.98	T	70	101			2,000			2,000
2	SHED/FR	D	Y	1	20X22	A	FR	1925	16.05	T	75	101			1,800			1,800
32	BARN/LFT	D	Y	1	24X48	G	GD	1980	60.19	T	40	101			41,600			41,600

More:	N	Total Yard Items:	52,000	Total Special Featues:		Total:	52,000

IMAGE

AssessPro Patriot Properties, Inc