

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SANDROF MARK B
Owner 2:	SANDROF PATIENCE B
Owner 3:	
Street 1:	5 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3403 Type:

PREVIOUS OWNER

Owner 1:	BROOKS PAUL -
Owner 2:	-
Street 1:	5 SILVER HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3403

NARRATIVE DESCRIPTION

This parcel contains 3.21 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1913, having primarily CLAPBOARD Exterior and 3855 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 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	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		0.613		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									27,585						27,600	
101	ONE FAM		0.76		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									6,840						6,800	Wetland

Total AC/HA:	3.20955	Total SF/SM:	139808	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,157,625	SpI Credit	Total:	1,157,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.210	1,014,000	93,500	1,157,600	2,265,100
Total Card	3.210	1,014,000	93,500	1,157,600	2,265,100
Total Parcel	3.210	1,014,000	93,500	1,157,600	2,265,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	587.54	/Parcel:	587.54

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	894,000	87400	3.21	1,106,800	2,088,200		Year End Roll	12/2/2024
2024	101	FV	877,000	87400	3.21	1,023,000	1,987,400		Year end	11/9/2023
2023	101	FV	871,300	87400	3.21	1,003,000	1,961,700	1,961,700	Year end	11/3/2022
2022	101	FV	774,000	112800	3.21	944,600	1,831,400	1,831,400	Year End Roll	10/19/2021
2021	101	FV	705,600	112800	3.21	983,000	1,801,400	1,801,400	Year End Roll	10/15/2020
2020	101	FV	660,000	112800	3.21	943,000	1,715,800	1,715,800	Year End Roll	9/26/2019
2019	101	FV	652,800	112800	3.21	918,200	1,683,800	1,683,800	Create Final va	6/4/2019
2018	101	FV	652,800	112800	16.37	997,200	1,762,800	1,762,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKS PAUL,	30298-097		6/11/1999	PARTIAL INTR	1,650,000	No	No		
EDWARDS HERMAN	6187-358		2/19/1938		1,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2017	6799	SOLAR PA	10,468	C	12/12/2017			Install solar pane
1/9/2001	2153	RENO-ADD	375,000	C	6/1/2002			5/19/01 15% 3/30/0
11/2/1999	1839	BARN	65,000	C	5/19/2001			5/31/00 30%

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS+INSPCTD	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	
6/1/2002	MEAS+INSPCTD	613	
3/30/2002	MEAS/EXT INS	615	
5/19/2001	MEAS/EXT INS	614	
5/31/2000	MEAS/EXT INS	610	
9/16/1998	MEAS+INSPCTD	602	
2/2/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	9270
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:	

PRINT
 Date Time
 09/26/25 18:14:25
 LAST REV
 Date Time
 10/16/18 10:52:32
 apro
 2278

Parcel ID 164 14 0

Entered Lot Size	Total Land:	Land Unit Type:

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