

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 0 | | 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 13.16 ACRES of land mainly classified as UNDEV

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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|------------|
| 132 | UNDEV | | 13.16 | | ACRES | CONS RESTR | 0.2 | 0 | 45,000. | 0.20 | R6 | | | | | | | | | 118,440 | | | | | | 118,400 | Cons Restr |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|--------------|
| 132 | 13.160 | | | 118,400 | 118,400 |
| Total Card | 13.160 | | | 118,400 | 118,400 |
| Total Parcel | 13.160 | | | 118,400 | 118,400 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | N/A | /Parcel: N/A |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 132 | FV | | 0 | 13.16 | 92,100 | 92,100 | | Year End Roll | 12/2/2024 |
| 2024 | 132 | FV | | 0 | 13.16 | 79,000 | 79,000 | | Year end | 11/9/2023 |
| 2023 | 132 | FV | | 0 | 13.16 | 79,000 | 79,000 | 79,000 | Year end | 11/3/2022 |
| 2022 | 132 | FV | | 0 | 13.16 | 79,000 | 79,000 | 79,000 | Year End Roll | 10/19/2021 |
| 2021 | 132 | FV | | 0 | 13.16 | 79,000 | 79,000 | 79,000 | Year End Roll | 10/15/2020 |
| 2020 | 132 | FV | | 0 | 13.16 | 79,000 | 79,000 | 79,000 | Year End Roll | 9/26/2019 |
| 2019 | 132 | FV | | 0 | 13.16 | 79,000 | 79,000 | 79,000 | 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 | O | | | | 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 |
|------------|--------------|-----|-----------|
| 11/20/2018 | 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



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 92 7 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: | |

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 19:36:05 |

LAST REV

| Date | Time |
|----------|----------|
| 02/24/20 | 09:51:46 |

apro 2898

ASR Map: Fact Dist: Reval Dist: Year: LandReason: BldReason: CivilDistrict: Ratio:

