



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAZAY TR PAUL D
Owner 2:	LAZAY TR THOMAS J
Owner 3:	69 SILVER HILL RD REAL EST TR
Street 1:	69 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LOCKWOOD DUNBAR JR -
Owner 2:	LOCKWOOD IRENE P -
Street 1:	45 SCHOOL STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02108

NARRATIVE DESCRIPTION

This Parcel contains 3.31 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 2009, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									34,890						34,900	
101	ONE FAM		0.31		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,860						1,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,470,100	6,900	3.310	833,600	2,310,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 418.21						/Parcel: 418.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,470,100	6900	3.31	833,600	2,310,600	2,310,600	Year End Roll	9/28/2017
2017	101	FV	1,284,900	6900	3.31	833,600	2,125,400	2,125,400	Year End Roll	9/29/2016
2016	101	FV	1,231,800	6900	3.31	781,600	2,020,300	2,020,300	Year End Roll	1/14/2016
2015	101	FV	1,186,500	6900	3.31	726,400	1,919,800	1,919,800	Year End	10/2/2014
2014	101	FV	1,175,100	6900	3.31	716,800	1,898,800	1,898,800	Year End Roll	1/23/2014
2013	101	FV	1,152,500	6900	3.31	696,800	1,856,200	1,856,200	Year End Roll	10/25/2012
2012	101	FV	1,152,500	6900	3.31	716,800	1,876,200	1,876,200	Year End	1/26/2012
2011	101	FV	608,900	14800	3.31	763,200	1,386,900	1,386,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOCKWOOD DUNBAR	51286-586		6/10/2008	CHD>SALE	1000000	No	No			House to be torn down after 2008 pu
	9990-169		2/19/1962		62500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/28/2009	4284	NEW HOME	1,932,847	C	6/28/2011			new house;60%done
9/23/2009	4281	DEMOLITI		C	7/28/2010			demo house

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2011	PERMIT VISIT	618	G BOURGAULT
7/28/2010	PERMIT VISIT	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
9/26/1998	MEAS+INSPCTD	602	D TUCKER
1/30/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

