



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHLIEMANN PETER C
Owner 2:	
Owner 3:	
Street 1:	50 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3404 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.733 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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:						
D				Topo		
s				Street	1	PAVED
t				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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		0.336		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									10,080						10,100	
101	ONE FAM		0.56		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									16,800						16,800	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	673,800	12,600	2.733	922,100	1,608,500	1/4 interest in common land parcels 72-11-12 to 15 plus ROW.	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 396.57						/Parcel: 396.57	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	673,800	12600	2.733	922,100	1,608,500	1,608,500	Year End Roll	9/28/2017
2017	101	FV	660,100	12600	2.733	922,100	1,594,800	1,594,800	Year End Roll	9/29/2016
2016	101	FV	642,100	12600	2.733	895,700	1,550,400	1,550,400	Year End Roll	1/14/2016
2015	101	FV	626,700	12600	2.733	831,700	1,471,000	1,471,000	Year End	10/2/2014
2014	101	FV	585,900	12600	2.733	818,900	1,417,400	1,417,400	Year End Roll	1/23/2014
2013	101	FV	575,700	12600	2.35	783,400	1,371,700	1,371,700	Year End Roll	10/25/2012
2012	101	FV	575,700	12600	2.35	899,400	1,487,700	1,487,700	Year End	1/26/2012
2011	101	FV	605,500	12600	2.35	959,700	1,577,800	1,577,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIANE PAGE	16580-505		11/18/1985			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2008	4070	MANUAL	2,000	C				new window in 1st
10/25/2006	3552	RENOVATI	138,000	C	5/29/2008			const. 2nd fl mast
10/26/1999	1831	ADDITION	10,300	C	6/12/2000			addition to garage
9/25/1995	819-95	RENO-ADD	80,000	C	6/24/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2017	MEAS/EXT INS	4	JG
5/29/2008	PERMIT VISIT	100	B MORGAN
6/5/2007	MEAS+INSPCTD	100	B MORGAN
6/12/2000	MEAS+INSPCTD	611	P MULHERN
9/23/1998	MEAS+INSPCTD	602	D TUCKER
1/30/1996	MEAS+INSPCTD	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	7 - SHED
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

### BATH FEATURES

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

### COMMENTS

8.96 ACRES CONSERVATION LNAD HELD IN JOINT TRUST W/72-11-5. 4/17 EST REAR=FENCE/DOG.

### 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	RM:	7	BR:	2	Bath:	2	HB:	2				

### OTHER FEATURES

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

### CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

### GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

### INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 25%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	2		
% Heated:	100 % AC:	100	
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

### DEPRECIATION

Phys Cond:	GD - Good	15.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		15.2%

### REMODELING

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

### RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	7	2	
Totals				
	1	7	2	

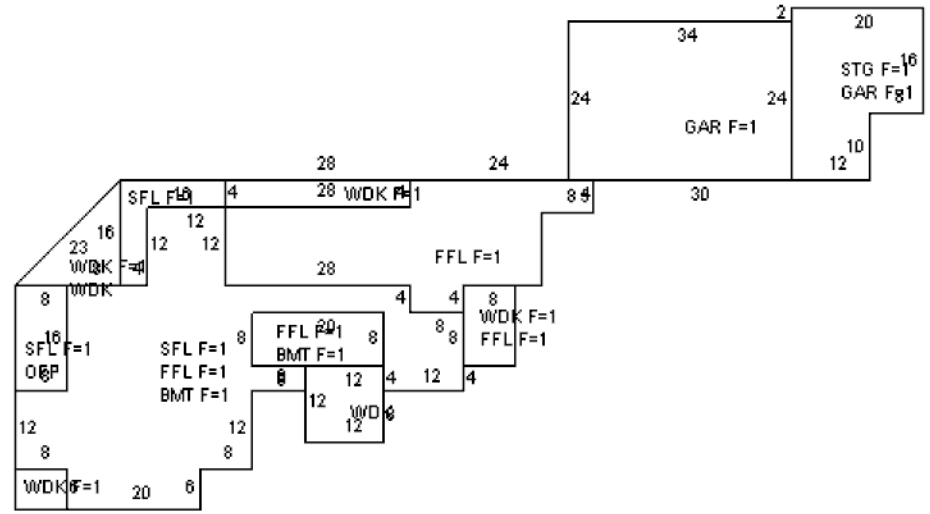
### CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.89792901
Const Adj.:	0.99470001
Adj \$ / SQ:	81.278
Other Features:	93170
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	794633
Depreciation:	120784
Depreciated Total:	673849

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 1446477.642
Juris. Factor:		Val/Su Fin:		166.12
Special Features:	0	Val/Su Net:		83.06
Final Total:	673800	Val/Su SzAd:		166.12

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,400	81.280	195,068	
SFL	2ND FLOOR	1,656	81.280	134,597	
BMT	BASEMENT	1,576	20.320	32,024	
GAR	GARAGE	1,256	36.000	45,216	
WDK	WOOD DECK	656	16.420	10,773	
STG	STORAGE	440	15.000	6,600	
OPF	OPEN PORCH	128	15.000	1,920	
	Net Sketched Area:	8,112	Total:	426,198	
Size Ad	4056	Gross Area	8112	FinArea	4056

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### 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	1022	G	GD	1981	27.50	T	55	101			12,600			12,600

### PARCEL ID

151 17 0

More:	N	Total Yard Items:	12,600	Total Special Features:		Total:	12,600
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### IMAGE

AssessPro Patriot Properties, Inc

