



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CROWLEY WILLIAM B
Owner 2:	
Owner 3:	
Street 1:	38 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3404 Type:

**PREVIOUS OWNER**

Owner 1:	MOSHER DAVID B -
Owner 2:	MOSHER CLAIRE B -
Street 1:	38 SILVER HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3404

**NARRATIVE DESCRIPTION**

This Parcel contains 2.767 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1981, Having Primarily WOOD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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		0.37		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									11,100						11,100	
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
101	962,300	28,000	2.767	923,100	1,913,400	1365 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: 380.49						/Parcel: 380.49

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	962,300	28000	2.767	923,100	1,913,400	1,913,400	Year End Roll	9/28/2017
2017	101	FV	868,600	28000	2.767	923,100	1,819,700	1,819,700	Year End Roll	9/29/2016
2016	101	FV	847,500	28000	2.767	896,700	1,772,200	1,772,200	Year End Roll	1/14/2016
2015	101	FV	839,500	28000	2.767	832,700	1,700,200	1,700,200	Year End	10/2/2014
2014	101	FV	823,700	28000	2.767	819,900	1,671,600	1,671,600	Year End Roll	1/23/2014
2013	101	FV	807,800	28000	2.39	784,600	1,620,400	1,620,400	Year End Roll	10/25/2012
2012	101	FV	871,200	28000	2.39	900,600	1,799,800	1,799,800	Year End	1/26/2012
2011	101	FV	980,100	28000	2.39	960,900	1,969,000	1,969,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOSHER DAVID B,	31003-13		12/23/1999	CHD>SALE	1595000	No	No			
PETER C. SCHLIE	14296-182		5/21/1981		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/24/2007	3800	RENOVATI	425,000	C	7/14/2011			barn not build due
5/20/2004	2922	DEMOLITI	3,000	C				barn from 1st fl d
11/17/2003	2815	RENOVATI	120,000	C	5/22/2004			lower level, bath,
8/28/2002	2570	RENOVATI	145,000	C	6/21/2003			bedroom & baths 6/
3/6/2000	1882	RENOVATI	120,000	C	6/27/2000			6/27/00 50%
11/5/1993	385	ROOF	25,000	C	12/29/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/23/2010	PERMIT VISIT	25	D ERSKINE
5/28/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	PERMIT VISIT	100	B MORGAN
5/13/2005	MEAS/EXT INS	600	PA
5/22/2004	MEAS/EXT INS	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI
5/19/2001	MEAS/EXT INS	614	S FOLEY
6/27/2000	MEAS/EXT INS	611	P MULHERN

Sign: VERIFICATION OF VISIT NOT DATA

