



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SPAETH LIAM
Owner 2:	SPAETH LYN
Owner 3:	
Street 1:	42 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.403 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2007, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		36723		SQUARE FE	PRIME SITE		0	9.96	1.825	R5									667,488						667,500	
101	ONE FAM		0.56		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									16,800						16,800	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	1,688,000		1.403	684,300	2,372,300	1365 1/4 interest in common land parcels 72-11-12 to 15 plus ROW.
Total Card		1,688,000	1.403	684,300	2,372,300	Entered Lot Size
Total Parcel		1,688,000	1.403	684,300	2,372,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 321.96		/Parcel: 321.96		Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,688,000	0	1.403	684,300	2,372,300	2,372,300	Year End Roll	9/28/2017
2017	101	FV	1,515,300	0	1.403	684,300	2,199,600	2,199,600	Year End Roll	9/29/2016
2016	101	FV	1,467,200	0	1.403	640,700	2,107,900	2,107,900	Year End Roll	1/14/2016
2015	101	FV	1,434,000	0	1.403	594,500	2,028,500	2,028,500	Year End	10/2/2014
2014	101	FV	1,345,400	0	1.403	586,400	1,931,800	1,931,800	Year End Roll	1/23/2014
2013	101	FV	1,323,300	0	1.02	572,000	1,895,300	1,895,300	Year End Roll	10/25/2012
2012	101	FV	1,323,300	0	1.02	589,300	1,912,600	1,912,600	Year End	1/26/2012
2011	101	FV	1,345,400	0	1.02	629,500	1,974,900	1,974,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CROWLEY WILLIAM	46389-87		10/31/2005	CHANGE IN US	885000	Yes	No			
MOSHER DAVID B,	31003-119		12/23/1999		425000	Yes	No			
SCHLIEMANN PETE	17757-402		1/4/1987	PARTIAL INTR	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/19/2016	6442	MANUAL	10,000	C				Repairs to porch f
9/7/2007	3758	FINISH B	75,000	C	5/29/2008			fin bmt for office
6/2/2006	3452	NEW HOME	815,375	C				temp cert of occup

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	PERMIT VISIT	100	B MORGAN
4/5/2007	MEAS+INSPCTD	100	B MORGAN

Sign: VERIFICATION OF VISIT NOT DATA

