



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PETERS JOHN
Owner 2:	PETERS ROBIN
Owner 3:	
Street 1:	315 GARFIELD ROAD
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01742 Type:

**PREVIOUS OWNER**

Owner 1:	CANNON TR - ROBERT LAURENT
Owner 2:	CANNON TR - BETTY H
Street 1:	3430 S RACE ST
Twn/City:	ENGLEWOOD
St/Prov:	CO Cntry
Postal:	80113

**NARRATIVE DESCRIPTION**

This Parcel contains 2.277 ACRES of land mainly classified as TWO FAM with a(n) COLONIAL Building Built about 1936, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 6 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
104	TWO FAM		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
132	UNDEV		0.44		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									2,640						2,600	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
104	215,100		1.837	542,400	757,500
132			0.440	2,600	2,600
Total Card	215,100		2.277	545,000	760,100
Total Parcel	215,100		2.277	545,000	760,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		308.98	/Parcel: 308.98

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	104	FV	215,100	0	2.277	545,000	760,100	760,100	Year End Roll	9/28/2017
2017	104	FV	208,900	0	2.277	514,600	723,500	723,500	Year End Roll	9/29/2016
2016	104	FV	204,800	0	2.277	499,400	704,200	704,200	Year End Roll	1/14/2016
2015	104	FV	202,700	0	2.277	462,600	665,300	665,300	Year End	10/2/2014
2014	104	FV	188,700	0	2.277	414,600	603,300	603,300	Year End Roll	1/23/2014
2013	104	FV	184,500	0	2.277	402,600	587,100	587,100	Year End Roll	10/25/2012
2012	104	FV	188,700	0	2.277	430,600	619,300	619,300	Year End	1/26/2012
2011	104	FV	192,800	0	2.277	444,900	637,700	637,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CANNON TR,ROBER	68129-427		9/30/2016		830000	No	No	
CANNON BRADFORD	18845-391		1/29/1988	FAMILY		0	No	No

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/8/2013	5595	MANUAL	7,345	C				blow insulation in

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
9/23/1998	MEAS+INSPCTD	602	D TUCKER
9/16/1998	MEAS/EXT INS	602	D TUCKER
2/2/1996	MEAS+INSPCTD	606	J SMITH
9/1/1983	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

