



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	222,900	800	1.837	542,400	766,100
132			0.130	800	800
Total Card	222,900	800	1.967	543,200	766,900
Total Parcel	222,900	800	1.967	543,200	766,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		281.84	/Parcel: 281.84

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

01/12/09
Insp Date

OWNERSHIP

Owner 1: CORT CLIFFORD
Owner 2: CORT CAREY
Owner 3:
Street 1: 28 OLD CONCORD ROAD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: N
Postal: 01773 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	222,900	800	1.967	543,200	766,900	766,900	Year End Roll	9/28/2017
2017	101	FV	91,600	800	1.967	512,800	605,200	605,200	Year End Roll	9/29/2016
2016	101	FV	91,600	800	1.967	497,600	590,000	590,000	Year End Roll	1/14/2016
2015	101	FV	88,200	800	1.967	460,800	549,800	549,800	Year End	10/2/2014
2014	101	FV	87,300	800	1.967	412,800	500,900	500,900	Year End Roll	1/23/2014
2013	101	FV	85,600	800	1.947	400,700	487,100	487,100	Year End Roll	10/25/2012
2012	101	FV	85,600	800	1.949	455,100	541,500	541,500	Year End	1/26/2012
2011	101	FV	87,300	800	1.949	470,400	558,500	558,500	Year End	2/10/2011

Parcel ID 164 4 0

PREVIOUS OWNER

Owner 1: BOLITAS LIMITED PARTNERSHIP -
Owner 2: -
Street 1: PO BOX 6347
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOLITAS LIMITED	66872-164		3/1/2016	CHD>SALE	870000	No	No			
BOLITAS LIMITED	50895-378		3/17/2008	PARTIAL INTR	0	No	No			Sales is last 1% right remaining
HOLDEN CORNELIA	35427-389		5/7/2002	CONVENIENC	1	No	No			
CANNON BRADFORD	35427-384		5/7/2002	FAMILY	400000	No	No			
DENORMANDIE, AL	8432-450		3/19/1955	FAMILY	0	No	No			

TAX DISTRICT

PAT ACCT.

This Parcel contains 1.967 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2017, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/6/2017	6761	SHEET MT	8,000	O				Sheet metal work f
10/21/2016	6600	NEW HOME	700,000	O	5/9/2017			New single family
4/13/2016	6385	DEMOLITI	32,500	C	5/24/2016			Demolish existing
5/21/1996	950-96	MANUAL	20	C	5/29/1997			RE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2017	PERMIT VISIT	618	G BOURGAULT
5/24/2016	PERMIT VISIT	618	G BOURGAULT
1/12/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	D VELUTTI
12/10/2003	ABATE-INSPEC	600	PA
9/16/1998	MEAS+INSPECTD	602	D TUCKER
5/29/1997	MEAS/EXT INS	602	D TUCKER
2/2/1996	MEAS+INSPECTD	606	J SMITH
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	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	6.78	1.000	R3									542,400						542,400	
132	UNDEV		0.13		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									780						800	Cons Restr

Total AC/HA: 1.96655	Total SF/SM: 85662.91	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 543,180	Spl Credit	Total: 543,200
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EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	2017 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T 15%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	Yes Central Vac: NO
% Com Wal:	0 % Sprinkled 0

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
2	SHED/FR	D	Y	1	4x23	A	AV	1995	15.00	T	40	101			800			800

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	0.0%
Functional:		
Economic:		
Special:	NC - NEWCON	50%
Override:		
Total:		50%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.97050714
Const Adj.:	1.01256537
Adj \$ / SQ:	77.633
Other Features:	49000
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	445783
Depreciation:	222891
Depreciated Total:	222891

COMMENTS

SHED N/V

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:	6	BR:	3	Baths:	2	HB:	1					

REMODELING

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

RES BREAKDOWN

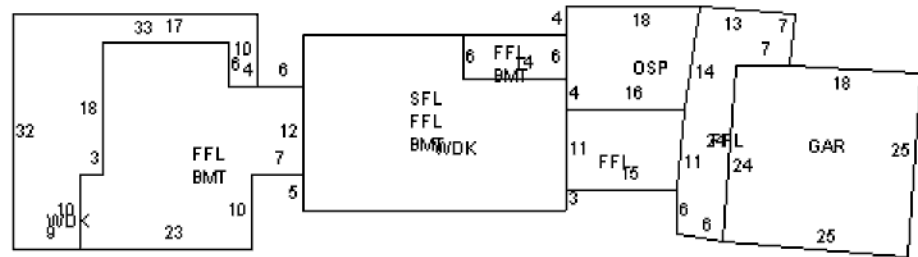
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 622439.0688
Juris. Factor:		Val/Su Fin:	81.92	
Special Features:	0	Val/Su Net:	40.09	
Final Total:	222900	Val/Su SzAd:	81.92	

PARCEL ID

164 4 0																
800																

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,941	77.630	150,687	
BMT	BASEMENT	1,520	19.410	29,501	
SFL	2ND FLOOR	780	77.630	60,554	
GAR	GARAGE	619	36.000	22,284	
WDK	WOOD DECK	462	17.330	8,009	
OSP	SCRN PORCH	238	22.500	5,355	
WDK	WOOD DECK				
Net Sketched Area:		5,560	Total:		
Size Ad	2721	Gross Area	5560	FinArea	2721

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	800	Total Special Features:		Total:	800
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