



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
24		SILVER HILL RD, LINCOLN
OWNERSHIP		
Owner 1: WINSTON DAVID E		
Owner 2:		
Owner 3:		
Street 1: 7 WAINWRIGHT ROAD NO. 15		
Street 2:		
Twn/City: WINCHESTER		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01890	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
130			0.726	444,000	444,000	3/2015 Reclassified from 132 to 130. 30 year conservation restriction expired in 2007.
Total Card			0.726	444,000	444,000	Entered Lot Size
Total Parcel			0.726	444,000	444,000	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date

**PREVIOUS OWNER**

Owner 1: CANNON TR - IRENE PLATTNER		
Owner 2: CANNON TR - WALTER BRADFORD		
Street 1: 1935 WAVERLEY ST		
Twn/City: PALO ALTO		
St/Prov:	CA	Cntry:
Postal:	94301 3848	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	.726	444,000	444,000	444,000	Year End Roll	9/28/2017
2017	130	FV		0	.726	419,100	419,100	419,100	Year End Roll	9/29/2016
2016	130	FV		0	.726	406,600	406,600	406,600	Year End Roll	1/14/2016
2015	132	FV		0	.726	4,400	4,400	4,400	Year End	10/2/2014
2014	132	FV		0	.726	4,400	4,400	4,400	Year End Roll	1/23/2014
2013	132	FV		0	.726	4,400	4,400	4,400	Year End Roll	10/25/2012
2012	132	FV		0	.726	4,400	4,400	4,400	Year End	1/26/2012
2011	132	FV		0	.726	4,400	4,400	4,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CANNON TR,IRENE	70117-458		10/23/2017		550000	No	No			
CANNON ROBERT L	38161-235		3/4/2003	CONVENIENC		1	No	No		
CANNON BRADFORD	16779-317		2/14/1986	FAMILY		0	No	No		

**NARRATIVE DESCRIPTION**

This Parcel contains .726 ACRES of land mainly classified as LAND

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

**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
130	LAND		31604		SQUARE FE	PRIME SITE		0	6.78	2.072	R3									443,963						444,000	

Total AC/HA: 0.72553	Total SF/SM: 31604.09	Parcel LUC: 130 LAND	Prime NB Desc RES CAT 3	Total: 443,963	Spl Credit	Total: 444,000
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