



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DECK MARK
Owner 2:	
Owner 3:	
Street 1:	30 SILVER HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 3.397 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2017, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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	6.78	1.000	R3									542,400						542,400	
132	UNDEV		1.56		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									9,360						9,400	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	430,500	41,800	1.837	542,400	1,014,700		
132			1.560	9,400	9,400		
Total Card		430,500	41,800	3.397	551,800	Entered Lot Size	
Total Parcel		430,500	41,800	3.397	551,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		410.30	/Parcel:	410.30	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	430,500	41800	3.397	551,800	1,024,100	1,024,100	Year End Roll	9/28/2017
2017	101	FV		41800	3.397	521,400	563,200	563,200	Year End Roll	9/29/2016
2016	101	FV	115,200	41800	3.397	506,200	663,200	663,200	Year End Roll	1/14/2016
2015	101	FV	110,800	41800	3.397	469,400	622,000	622,000	Year End	10/2/2014
2014	101	FV	111,000	41800	3.397	421,400	574,200	574,200	Year End Roll	1/23/2014
2013	101	FV	108,800	41800	3.397	409,400	560,000	560,000	Year End Roll	10/25/2012
2012	101	FV	108,800	41800	3.4	551,700	702,300	702,300	Year End	1/26/2012
2011	101	FV	112,100	41800	3.4	588,200	742,100	742,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CANNON,ROBERT L	65471-278		6/2/2015	PVT SALE	915000	No	No			
BRADFORD CANNON	13635-62		1/30/1979	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2016	6586	SHEET MT	70,000	C				Sheet metal work f
9/9/2016	6553	SOLAR PA	37,417	C				Install solar pane
9/9/2016	6552	SOLAR PA	18,709	C	8/31/2017			Install solar pane
4/14/2016	6397	BARN	25,000	C	9/6/2017			Amend permit #6337
4/14/2016	6395	DEMOLITI	6,000	C	5/24/2016			Demolish existing
3/23/2016	6396	NEW HOME	650,000	C	5/9/2017			New single family
2/1/2016	6337	BARN	40,000	C	5/9/2017			Repair the barn st
7/6/1995	757-95	ROOF		C	6/24/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2017	PERMIT VISIT	618	G BOURGAULT
5/24/2016	PERMIT VISIT	618	G BOURGAULT
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
2/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

