



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ZIMMERMAN ERIC
Owner 2:	KALMUS AUDREY
Owner 3:	
Street 1:	21 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3403 Type:

**PREVIOUS OWNER**

Owner 1:	Schmid - Wilfried
Owner 2:	Schmid - Marina Bizzarri
Street 1:	21 Silver Hill Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3403

**NARRATIVE DESCRIPTION**

This Parcel contains 7.45 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1907, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 7 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 Infl	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		4.413		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									132,390						132,400	
101	ONE FAM		1.2		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									7,200						7,200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,063,600		7.450	786,000	1,849,600
Total Card	1,063,600		7.450	786,000	1,849,600
Total Parcel	1,063,600		7.450	786,000	1,849,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		411.11	/Parcel: 411.11

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/21/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,063,600	0	7.45	786,000	1,849,600	1,849,600	Year End Roll	9/28/2017
2017	101	FV	944,800	0	7.45	779,600	1,724,400	1,724,400	Year End Roll	9/29/2016
2016	101	FV	906,000	0	6.01	718,000	1,624,000	1,624,000	Year End Roll	1/14/2016
2015	101	FV	898,100	0	6.01	671,600	1,569,700	1,569,700	Year End	10/2/2014
2014	101	FV	840,500	0	6.01	632,400	1,472,900	1,472,900	Year End Roll	1/23/2014
2013	101	FV	824,600	0	6.01	616,400	1,441,000	1,441,000	Year End Roll	10/25/2012
2012	101	FV	562,000	0	6.01	980,400	1,542,400	1,542,400	Year End	1/26/2012
2011	101	FV	591,700	0	6.01	1,040,700	1,632,400	1,632,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Schmid,Wilfried	60177-337		10/4/2012	MULTI-PARCEL	1450000	No	No			also 87-19-1
WILLIAM F. HERM	14892-302		2/8/1983		500000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/26/2003	2758	RENOVATI	69,800	C	5/29/2004			kitchen & 2 baths
5/20/1996	948-96	FENCE	25	C	5/29/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS+INSPCTD	615	D VELUTTI
5/29/2004	MEAS+INSPCTD	615	D VELUTTI
10/27/1999	ABATE-INSPCT	600	PA
9/23/1998	MEAS+INSPCTD	602	D TUCKER
2/2/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

**GENERAL INFORMATION**

Table with 2 columns: Property details (Type, Sty Ht, Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View/Desir) and values (6 - COLONIAL, 2A - 2A, 2, 2, 3 - BRK OR STN, 1 - WOOD, 1 - WOOD SHING, 2 - HIP, 1 - ASPHALT).

**GENERAL INFORMATION**

Table with 2 columns: Property details (Grade, Year Blt, Alt LUC, Jurisdict, Const Mod, Lump Sum Adj) and values (A - VERY GOOD, 1907, Alt %, Jurisdict, Const Mod, Lump Sum Adj).

**INTERIOR INFORMATION**

Table with 2 columns: Interior details (Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, % Com Wal) and values (STD, 2 - PLASTER, %, T - TYPICAL, 2 - SOFTWOOD, 3 - HARDWOOD 50%, %, 2, 3 - TYPICAL, 2 - TYPICAL, B, 1 - OIL, 3 - FORCED H/W, 1, 100% AC: 100, Yes Central Vac: NO, 0 % Sprinkled 0).

**SPEC FEATURES/YARD ITEMS**

Table with columns: 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.

Summary row: More: N, Total Yard Items: , Total Special Features: , Total: .

**BATH FEATURES**

Table with 2 columns: Bath details (Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix) and values (3 Rating: GOOD, Rating:, Rating:, 1 Rating: GOOD, Rating: GOOD, Rating: GOOD).

**OTHER FEATURES**

Table with 2 columns: Other details (Kits, A Kits, Frpl, WSFlue) and values (2 Rating: VERY GOOD, Rating:, 4 Rating: AVERAGE, Rating:).

**CONDO INFORMATION**

Table with 2 columns: Condo details (Location, Total Units, Floor, % Own, Name) and values (1 - 1ST FLOOR, % Own, Name:).

**DEPRECIATION**

Table with 2 columns: Depreciation details (Phys Cond, Functional, Economic, Special, Override) and values (VG - Very Good 17%, %, %, %, % Total: 17%).

**CALC SUMMARY**

Table with 2 columns: Calculation details (Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total) and values (88.00, 0.88336295, 1.00979996, 78.498, 137075, 2.25, 1.00000000, 1.00, 1281502, 217855, 1063647).

**COMMENTS**

SEC 14 ACC APT. 2/2016 See plan 2015-685 for Parcel A added to this account.

**RESIDENTIAL GRID**

Table with columns: 1st Res Grid, Desc, Line 1, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Totals: RMs: 14, BRs: 7, Baths: 3, HB: 1.

**REMODELING**

Table with 2 columns: Remodeling details (Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General) and values (1990, 1989).

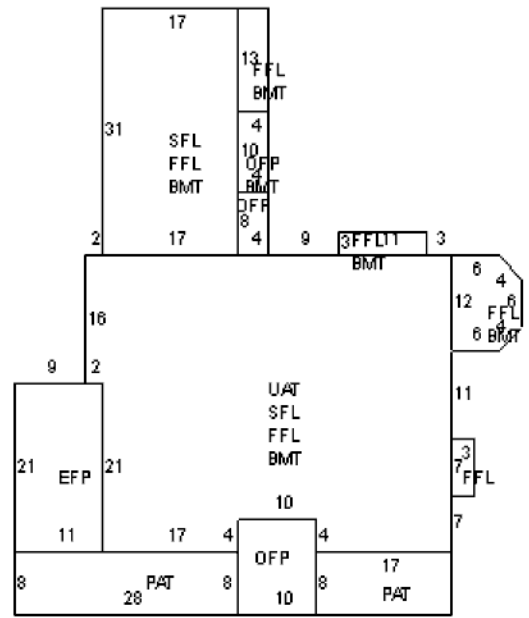
**RES BREAKDOWN**

Table with 2 columns: Res Breakdown details (No Unit, RMS, BRS, FL) and values (1, 10, 5, 1; 1, 4, 2, 1; Totals: 2, 14, 7).

**COMPARABLE SALES**

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Final Total, Val/Su SzAd.

**SKETCH**



**SUB AREA**

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

**SUB AREA DETAIL**

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

**IMAGE**

AssessPro Patriot Properties, Inc

