



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GUAN TR RONG J
Owner 2:	LIU TR MINPING
Owner 3:	FISHPOND INVESTMENT TRUST
Street 1:	7 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3403 Type:

PREVIOUS OWNER

Owner 1:	TUROWSKI - EDMUND J
Owner 2:	TUROWSKI - JOSEPHINE E
Street 1:	7 SILVER HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3403

NARRATIVE DESCRIPTION

This Parcel contains 11.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1925, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		0.103		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									3,090						3,100	
101	ONE FAM		9.26		ACRES	UNDEV	0.2	0	30,000.	0.200	R6			RESTRIC						55,560						55,600	Cons Restriction

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	534,500	56,800	11.200	953,900	1,545,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 378.35						/Parcel: 351.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	496,000	56800	11.2	953,900	1,506,700	1,506,700	Year End Roll	9/28/2017
2017	101	FV	488,400	56800	11.2	953,900	1,499,100	1,499,100	Year End Roll	9/29/2016
2016	101	FV	476,100	56800	11.2	927,500	1,460,400	1,460,400	Year End Roll	1/14/2016
2015	101	FV	465,800	56800	11.2	863,500	1,386,100	1,386,100	Year End	10/2/2014
2014	101	FV	413,000	56800	11.2	850,700	1,320,500	1,320,500	Year End Roll	1/23/2014
2013	101	FV	405,900	56800	11.16	825,500	1,288,200	1,288,200	Year End Roll	10/25/2012
2012	101	FV	405,900	56800	1.9	885,900	1,348,600	1,348,600	Year End	1/26/2012
2011	101	FV	418,900	56800	1.9	946,200	1,421,900	1,421,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TUROWSKI,EDMUND	69268-513		5/12/2017		2100000	No	No			
TUROWSKI EDMUND	18902-585		3/3/1988	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/22/2017	6919	SOLAR PA	40,138	C	3/7/2018			Install solar pane
9/19/1994	570-94	GARAGE	15,000	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
10/20/1998	ENTRY DENIED	602	D TUCKER
2/2/1996	ENTRY DENIED	606	J SMITH
9/5/1995	PERMIT VISIT	606	J SMITH
2/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

