



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SANDROF MARK B
Owner 2:	SANDROF PATIENCE B
Owner 3:	
Street 1:	5 SILVER HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3403 Type:

**PREVIOUS OWNER**

Owner 1:	BROOKS PAUL -
Owner 2:	-
Street 1:	5 SILVER HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3403

**NARRATIVE DESCRIPTION**

This Parcel contains 13.16 ACRES of land mainly classified as UNDEV

**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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		13.16		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R6									78,960						79,000	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			13.160	79,000	79,000	1652	0
							GIS Ref
							GIS Ref
Total Card			13.160	79,000	79,000	Entered Lot Size	
Total Parcel			13.160	79,000	79,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:	
							Insp Date
							10/08/09

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	652,800	112800	16.37	997,200	1,762,800	1,762,800	Year End Roll	9/28/2017
2017	101	FV	625,000	112800	16.37	997,200	1,735,000	1,735,000	Year End Roll	9/29/2016
2016	101	FV	602,400	112800	16.37	970,800	1,686,000	1,686,000	Year End Roll	1/14/2016
2015	101	FV	580,600	112800	16.37	906,800	1,600,200	1,600,200	Year End	10/2/2014
2014	101	FV	575,200	112800	16.37	894,000	1,582,000	1,582,000	Year End Roll	1/23/2014
2013	101	FV	564,300	112800	16.41	871,200	1,548,300	1,548,300	Year End Roll	10/25/2012
2012	101	FV	564,300	112800	16.41	987,200	1,664,300	1,664,300	Year End	1/26/2012
2011	101	FV	599,000	112800	16.41	1,047,500	1,759,300	1,759,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROOKS PAUL,	30298-097		6/11/1999	PARTIAL INTR	1650000	No	No			
EDWARDS HERMAN	6187-358		2/19/1938		1000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/18/2017	6799	SOLAR PA	10,468	O				Install solar pane
1/9/2001	2153	RENO-ADD	375,000	C	6/1/2002			5/19/01 15% 3/30/0
11/2/1999	1839	BARN	65,000	C	5/31/2000			5/31/00 30%

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/8/2009	MEAS+INSPCTD	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	D VELUTTI
6/1/2002	MEAS+INSPCTD	613	M COLE
3/30/2002	MEAS/EXT INS	615	D VELUTTI
5/19/2001	MEAS/EXT INS	614	S FOLEY
5/31/2000	MEAS/EXT INS	610	M FLYNN
9/16/1998	MEAS+INSPCTD	602	D TUCKER
2/2/1996	MEAS+INSPCTD	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 13.16000 Total SF/SM: 573249.56 Parcel LUC: 132 UNDEV Prime NB Desc RES CAT 6 Total: 78,960 Spl Credit Total: 79,000

