Total Card / Total Parcel
- APPRAISED: 2,039,000 / 2,039,000
- USE VALUE: 2,039,000 / 2,039,000
- ASSESSED: 2,039,000 / 2,039,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		SMITH HL, LINCOLN

OWNERSHIP
Unit #:

Owner 1:	SILVER KRISTINA FENN
Owner 2:	SILVER NATHANIEL
Owner 3:	
Street 1:	9 SMITH HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-1310	Type:	

PREVIOUS OWNER

Owner 1:	RAJA - ALI S
Owner 2:	RAJA - DANIELLE M
Street 1:	9 SMITH HL
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-1310	

NARRATIVE DESCRIPTION
This parcel contains 2.897 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1983, having primarily STUCCO Exterior and 5809 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.060			7,400	7,400
101	1.837	1,073,200		958,400	2,031,600
Total Card	2.897	1,073,200		965,800	2,039,000
Total Parcel	2.897	1,073,200		965,800	2,039,000

Source: Market Adj Cost   Total Value per SQ unit /Card: 350.98   /Parcel: 350.98

PREVIOUS ASSESSMENT

Parcel ID: 112 19 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,014,900	0	2.897	937,800	1,952,700		Year End Roll	12/2/2024
2024	101	FV	955,900	0	2.897	918,400	1,874,300		Year end	11/9/2023
2023	101	FV	949,400	0	2.897	746,400	1,695,800	1,695,800	Year end	11/3/2022
2022	101	FV	800,500	0	2.897	691,200	1,491,700	1,491,700	Year End Roll	10/19/2021
2021	101	FV	751,400	0	2.897	646,400	1,397,800	1,397,800	Year End Roll	10/15/2020
2020	101	FV	745,300	0	2.897	670,400	1,415,700	1,415,700	Year End Roll	9/26/2019
2019	101	FV	677,500	0	2.897	652,800	1,330,300	1,330,300	Create Final va	6/4/2019
2018	101	FV	677,500	0	2.897	652,800	1,330,300	1,330,300	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAJA,ALI S	82291-144		12/8/2023		2,000,000	No	No		
IRELAND,DAVID G	66933-520		3/15/2016		1,475,000	No	No		
COUNTRYSIDE EST	15242-343		9/29/1983		339,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2020	R-20-0092	FINISH B	100,000	C	3/29/2021			Add bathroom to ba
11/26/2018	7261	BATH	50,000	O	5/8/2019			Bathroom remodel o
6/17/2016	6474	MANUAL	1,510	C				Insulate knee wall
5/5/2000	1950	RENOVATI	410,000	C	5/19/2001			

Legal Description
Cluster Subdivision 1/9 interest in common land parcels 15-1-0 and 15-1-10.

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

!769!

PRINT
Date	Time
09/26/25	15:14:02

LAST REV
Date	Time
04/29/24	14:52:42

apro

PAT ACCT. 769

USER DEFINED

Prior Id # 1:	15 1 3
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
1/3/2017	SALES INSP	618	G BOURGAULT
8/13/2008	MEAS+INSPCTD	25	D ERSKINE
5/19/2001	MEAS+INSPCTD	615	
2/7/1996	MEAS+INSPCTD	606	

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 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	11.98	1.00	R4									958,400						958,400	
132	UNDEV		1.06		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									7,420						7,400	Cons Restr

Total AC/HA:	2.89655	Total SF/SM:	126174	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	965,820	Spl Credit	Total:	965,800

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	6 - STUCCO
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 40 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Full Bath	4	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	GOOD
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.6	%

COMMENTS

RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | | | | | | | | # Units 1 | | |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4			Baths: 4		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.89140940
Const Adj.:	1.00187993
Adj $ / SQ:	115.208
Other Features:	99283
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1242082
Depreciation:	168923
Depreciated Total:	1073159

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1389778.210

Juris. Factor:		Before Depr:	184.33
Special Features:	0	Val/Su Net:	138.80
Final Total:	1073200	Val/Su SzAd	252.93

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,385	115.210	274,771
BMT	BASEMENT	1,958	63.360	124,067
SFL	2ND FLOOR	1,426	115.210	164,287
GAR	GARAGE	864	38.520	33,281
HST	HALF STORY	432	115.210	49,770
OFP	OPEN PORCH	294	16.050	4,719
UAT	UNF ATTIC	205	115.210	23,606
PAT	PATIO	168	14.980	2,517
	Net Sketched Area: 7,732		Total:	677,018
Size Ad	4243	Gross Area	9325	FinArea 5809

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	G	

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 112 19 0

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

More: N	Total Yard Items:		Total Special Featues:	Total: