



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		GILES RD, LINCOLN

**OWNERSHIP**

Owner 1:	FRIEDMAN LESLIE JOI
Owner 2:	KLOOS SIEGBERT R
Owner 3:	
Street 1:	2 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	FRIEDMAN - LESLIE
Owner 2:	-
Street 1:	2 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .91 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1992, Having Primarily CLAPBOARD 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	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
101	ONE FAM		39638.8		SQUARE FE	PRIME SITE		0	6.14	1.713	R2									416,855						416,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	540,800	2,300	0.910	416,900	960,000		0
							GIS Ref
							GIS Ref
Total Card	540,800	2,300	0.910	416,900	960,000	Entered Lot Size	
Total Parcel	540,800	2,300	0.910	416,900	960,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		273.38	/Parcel:	273.38	Insp Date
						Land Unit Type:	11/18/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	540,800	2300	.91	416,900	960,000	960,000	Year End Roll	9/28/2017
2017	101	FV	532,100	2300	.91	404,600	939,000	939,000	Year End Roll	9/29/2016
2016	101	FV	478,700	2300	.91	404,600	885,600	885,600	Year End Roll	1/14/2016
2015	101	FV	466,500	2300	.91	390,400	859,200	859,200	Year End	10/2/2014
2014	101	FV	434,100	2300	.91	349,600	786,000	786,000	Year End Roll	1/23/2014
2013	101	FV	426,000	2300	.93	340,800	769,100	769,100	Year End Roll	10/25/2012
2012	101	FV	426,000	2300	.93	374,800	803,100	803,100	Year End	1/26/2012
2011	101	FV	448,500	2300	.93	381,000	831,800	831,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRIEDMAN,LESLIE	66562-218		12/21/2015	FAMILY		1	No	No		
HENDERSON ROBER	53934-106		12/1/2009		830000	No	No			
HENDERSON, ROBE	24943-414		10/25/1994	FAMILY		0	No	No		
RAGAN RALPH	20086-62		9/20/1989	CONVENIENC		0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/19/2018	7137	ROOF	95,000	O				Construct a roof o
5/22/2015	6087	MANUAL	9,000	C				Sheet metal work t
1/7/2015	5991	RENOVATI	200,000	C	5/27/2015			Finish basement wi
8/7/1996	1021-96	MANUAL	2,600	C	5/24/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
11/18/2014	MEAS+INSPCTD	618	G BOURGAULT
6/18/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L EXTERIOR	615	D VELUTTI
5/24/1997	MEAS/EXT INS	602	D TUCKER
4/8/1996	MEAS+INSPCTD	606	J SMITH
1/7/1994	FIELDREV CHG	600	PA
11/8/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

