



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAFINA MARTIN J
Owner 2:	KAFINA THERESA A
Owner 3:	
Street 1:	5 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5102 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1951, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		4	0075.19922	SQUARE FE	PRIME SITE		0	6.78	1.697	R3									461,193						461,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	271,500		0.920	461,200	732,700
Total Card		271,500	0.920	461,200	732,700
Total Parcel		271,500	0.920	461,200	732,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 198.24		/Parcel: 198.24	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	266,400	0	.92	461,200	727,600	727,600	Year End Roll	9/28/2017
2017	101	FV	260,700	0	.92	435,300	696,000	696,000	Year End Roll	9/29/2016
2016	101	FV	260,700	0	.92	422,400	683,100	683,100	Year End Roll	1/14/2016
2015	101	FV	249,200	0	.92	391,100	640,300	640,300	Year End	10/2/2014
2014	101	FV	246,400	0	.92	350,300	596,700	596,700	Year End Roll	1/23/2014
2013	101	FV	240,600	0	.92	340,100	580,700	580,700	Year End Roll	10/25/2012
2012	101	FV	240,600	0	.92	374,100	614,700	614,700	Year End	1/26/2012
2011	101	FV	246,400	0	.92	380,200	626,600	626,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAGAN, RALPH R.	24621-514		6/15/1994		310000	No	No			
	7729-231		4/19/1951		2000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/14/2001	2413	FINISH B	15,000	C	6/29/2002			
8/18/1997	1253	WDK	4,000	C	2/28/1998			2/28/98 100%
10/16/1995	835-95	W/S FLUE		C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2018	MEAS+INSPCTD	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
6/29/2002	ENTRY DENIED	613	M COLE
10/13/2001	M&L EXTERIOR	615	D VELUTTI
2/28/1998	MEAS/EXT INS	602	D TUCKER
4/8/1996	MEAS+INSPCTD	606	J SMITH
7/26/1995	MISSED APPT	600	PA
7/18/1995	MEAS/EXT INS	600	PA
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 461,193	Spl Credit	Total: 461,200
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