

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEIBOWITZ BRYAN
Owner 2:	LEIBOWITZ LAURA
Owner 3:	
Street 1:	9 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5102 Type:

PREVIOUS OWNER

Owner 1:	MIANO - PETER J
Owner 2:	RISLEY - DANA R
Street 1:	9 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5102

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		40075		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	315,600		0.920	461,200	776,800
Total Card	315,600		0.920	461,200	776,800
Total Parcel	315,600		0.920	461,200	776,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		227.41	/Parcel: 227.41

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	315,600	0	.92	461,200	776,800	776,800	Year End Roll	9/28/2017
2017	101	FV	309,700	0	.92	435,300	745,000	745,000	Year End Roll	9/29/2016
2016	101	FV	322,200	0	.92	422,400	744,600	744,600	Year End Roll	1/14/2016
2015	101	FV	310,400	0	.92	391,100	701,500	701,500	Year End	10/2/2014
2014	101	FV	301,900	0	.92	350,300	652,200	652,200	Year End Roll	1/23/2014
2013	101	FV	296,000	0	.92	340,100	636,100	636,100	Year End Roll	10/25/2012
2012	101	FV	296,000	0	.92	356,300	652,300	652,300	Year End	1/26/2012
2011	101	FV	289,200	0	.92	362,100	651,300	651,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MIANO,PETER J	66524-52		12/14/2015		745000	No	No			
WOOD NANCY S,	41507-114		11/26/2003		648500	No	No			
WOOD GEORGE A J	20222-97		11/28/1989	FAMILY	0	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/29/2005	3220	ADDITION	42,000	C	6/27/2006			dormer, rear addi,
5/5/2004	2905	MANUAL	1,500	C	6/19/2004			install new bigger

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2016	SALES INSP	618	G BOURGAULT
8/8/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	100	B MORGAN
6/27/2006	PERMIT VISIT	50	J NOONE
6/19/2004	MEAS/EXT INS	615	D VELUTTI
10/13/2001	M&L EXTERIOR	615	D VELUTTI
5/13/1996	MEAS+INSPCTD	606	J SMITH
4/4/1996	MEAS/EXT INS	606	J SMITH
1/15/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

