



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CLAPP ANDRE C R
Owner 2:	CLAPP PAMELA H
Owner 3:	
Street 1:	15 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5102 Type:

**PREVIOUS OWNER**

Owner 1:	SHEEHAN - GERALD G
Owner 2:	SHEEHAN - BRIGID M
Street 1:	15 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5102

**NARRATIVE DESCRIPTION**

This Parcel contains 1.13 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, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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		49222.8		SQUARE FE	PRIME SITE		0	6.78	1.438	R3									479,799						479,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	286,400		1.130	479,800	766,200
Total Card	286,400		1.130	479,800	766,200
Total Parcel	286,400		1.130	479,800	766,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		274.43	/Parcel: 274.43

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	286,400	0	1.13	479,800	766,200	766,200	Year End Roll	9/28/2017
2017	101	FV	281,200	0	1.13	452,900	734,100	734,100	Year End Roll	9/29/2016
2016	101	FV	281,200	0	1.13	439,500	720,700	720,700	Year End Roll	1/14/2016
2015	101	FV	270,900	0	1.13	406,900	677,800	677,800	Year End	10/2/2014
2014	101	FV	268,300	0	1.13	364,400	632,700	632,700	Year End Roll	1/23/2014
2013	101	FV	227,600	0	1.2	358,400	586,000	586,000	Year End Roll	10/25/2012
2012	101	FV	227,600	0	1.2	365,200	592,800	592,800	Year End	1/26/2012
2011	101	FV	232,200	0	1.2	371,200	603,400	603,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SHEEHAN,GERALD	67836-67		8/18/2016		851000	No	No	
SHARPE JOHN G	12899-352		11/25/1975		64500	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/16/2018	6953	MANUAL	4,050	C				Install a Lopi 125
3/11/2013	5340	MANUAL	8,000	C				sheet metal work f
1/29/2013	5314	RENOVATI	75,000	C	6/10/2013			construct dormers
12/22/2006	3589	MANUAL	9,000	C				remove 2 win & rep
12/12/2006	3583	ROOF		C				Strip & re-roof pa
4/29/2004	2901	RENOVATI	10,000	C	6/19/2004			new entrance & bay
3/3/2004	2857	RENOVATI	10,200	C	5/14/2005			kitchen, new walls
2/15/2001	2166	MANUAL	20,000	C	6/8/2001			7 new openings for
4/14/1997	1164-97	ROOF		C	5/24/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/10/2013	MEAS+INSPCTD	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	D VELUTTI
6/19/2004	MEAS+INSPCTD	615	D VELUTTI
6/8/2001	MEAS/EXT INS	613	M COLE
5/24/1997	MEAS/EXT INS	602	D TUCKER
4/8/1996	MEAS+INSPCTD	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	5	-	CAPE
Sty Ht:	1H	-	1H
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	2	-	CLAPBOARD
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

**GENERAL INFORMATION**

Grade:	C+	-	AVG. (+)
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**COMMENTS**

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**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	9	BR:	4	Baths:	2	HB				

**REMODELING**

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

**RES BREAKDOWN**

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

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	1 - DRYWALL 50%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	

**DEPRECIATION**

Phys Cond:	GD - Good	23%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.6%

**CALC SUMMARY**

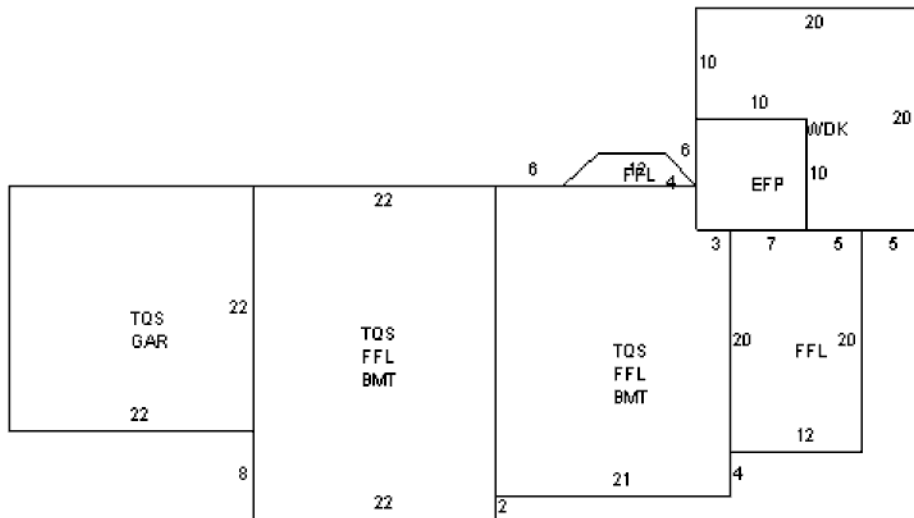
Basic \$ / SQ:	79.00
Size Adj.:	0.96489972
Const Adj.:	1.00999999
Adj \$ / SQ:	76.989
Other Features:	69227
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	374859
Depreciation:	88467
Depreciated Total:	286392

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	220100.0000
Juris. Factor:		Val/Su Fin:	102.58		
Special Features:	0	Val/Su Net:	58.31		
Final Total:	286400	Val/Su SzAd	102.58		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,502	76.990	115,638	
TQS	3/4 STORY	1,290	76.990	99,316	
BMT	BASEMENT	1,236	19.250	23,790	
GAR	GARAGE	484	36.000	17,424	
WDK	WOOD DECK	300	19.000	5,700	
EFP	ENCL PORCH	100	36.000	3,600	
Net Sketched Area:		4,912	Total:	265,468	
Size Ad	2792	Gross Area	5342	FinArea	2792

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**SPEC FEATURES/YARD ITEMS**

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	

**PARCEL ID** 177 48 0

**IMAGE**



*AssessPro* Patriot Properties, Inc

More: N	Total Yard Items:		Total Special Features:		Total:	
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