



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 17 |        | GILES RD, LINCOLN     |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | JONG DIANA          |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 17 GILES RD         |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-5109 Type:    |

**PREVIOUS OWNER**

|           |                        |
|-----------|------------------------|
| Owner 1:  | ORGEL TR - ROBERT S    |
| Owner 2:  | ORGEL TR - ELIZABETH N |
| Street 1: | 17 GILES RD            |
| Twn/City: | LINCOLN                |
| St/Prov:  | MA Cntry               |
| Postal:   | 01773-5109             |

**NARRATIVE DESCRIPTION**

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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 Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | ONE FAM     |          | 41817.6     |                    | SQUARE FE | PRIME SITE |           | 0          | 6.78       | 1.639 | R3    |            |           |        |   |        |   |        |   | 464,737         |           |   |           |        |      | 464,700   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items | Land Size                      | Land Value | Total Value | Legal Description | User Acct |         |                 |                  |  |
|-------------------------|----------------|------------|--------------------------------|------------|-------------|-------------------|-----------|---------|-----------------|------------------|--|
| 101                     | 576,700        | 500        | 0.960                          | 464,700    | 1,041,900   | 3457.00           | 0         |         |                 |                  |  |
|                         |                |            |                                |            |             |                   | GIS Ref   |         |                 |                  |  |
|                         |                |            |                                |            |             |                   | GIS Ref   |         |                 |                  |  |
| Total Card              |                |            |                                |            | 576,700     | 500               | 0.960     | 464,700 | 1,041,900       | Entered Lot Size |  |
| Total Parcel            |                |            |                                |            | 576,700     | 500               | 0.960     | 464,700 | 1,041,900       | Total Land:      |  |
| Source: Market Adj Cost |                |            | Total Value per SQ unit /Card: |            |             | 239.82            | /Parcel:  | 239.82  | 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  | 576,700    | 500       | .96       | 464,700    | 1,041,900   | 1,041,900     | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 561,500    | 500       | .96       | 438,700    | 1,000,700   | 1,000,700     | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 540,600    | 500       | .96       | 425,700    | 966,800     | 966,800       | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 535,700    | 500       | .96       | 394,100    | 930,300     | 930,300       | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 532,300    | 300       | .96       | 353,000    | 885,600     | 885,600       | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 521,100    | 300       | 1.        | 345,300    | 866,700     | 866,700       | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 532,300    | 300       | 1.        | 372,700    | 905,300     | 905,300       | Year End      | 1/26/2012  |
| 2011   | 101 | FV  | 561,500    | 300       | 1.        | 378,800    | 940,600     | 940,600       | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| ORGEL TR,ROBERT | 71290-471 |      | 7/10/2018  |           | 1350000    | No | No  |       |                 |       |
| ORGEL,ROBERT S  | 62596-310 |      | 9/9/2013   | FAMILY    |            | 1  | No  | No    |                 |       |
| ALTAIR ASSOCIAT | 30878-004 |      | 11/17/1999 |           | 816000     | No | No  |       |                 |       |
| LIGHT GALEN D J | 29633-323 |      | 1/6/1999   | CHD>SALE  | 370000     | No | No  |       |                 |       |
|                 | 8396-108  |      | 1/19/1955  | CHD>SALE  | 24000      | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp    | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 3/7/2014  | 5669   | MANUAL   | 4,000   | C   |            |          |          | sheet metal work t |
| 3/3/2014  | 5663   | RENOVATI | 20,000  | C   | 5/6/2014   |          |          | contract bath/laun |
| 11/5/2007 | 3812   | RENO-ADD | 40,000  | C   | 5/26/2009  |          |          | +screen prch;acces |
| 3/26/2004 | 2871   | MANUAL   | 51,500  | C   | 6/19/2004  |          |          | rem screen porch & |
| 1/15/1999 | 1611   | RENO-ADD | 136,000 | C   | 5/29/1999  |          |          | 3/3/00 100%        |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 5/6/2014  | MEAS/EXT INS | 25  | D ERSKINE  |
| 5/21/2009 | MEAS+INSPCTD | 25  | D ERSKINE  |
| 5/15/2008 | MEAS/EXT INS | 100 | B MORGAN   |
| 6/19/2004 | MEAS/EXT INS | 615 | D VELUTTI  |
| 3/3/2000  | MEAS+INSPCTD | 600 | PA         |
| 5/29/1999 | MEAS+INSPCTD | 602 | D TUCKER   |
| 4/8/1996  | MEAS+INSPCTD | 606 | J SMITH    |
| 12/5/1989 | INSPECTED    | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.96000 Total SF/SM: 41817.60 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 464,737 Spl Credit Total: 464,700

