



**PROPERTY LOCATION**

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

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	327,800		1.130	495,400	823,200
<b>Total Card</b>			1.130	495,400	823,200
<b>Total Parcel</b>			1.130	495,400	823,200
<b>Source:</b> Market Adj Cost		<b>Total Value per SQ unit /Card:</b> 294.84		<b>/Parcel:</b> 294.84	

Legal Description	User Acct
	<b>GIS Ref</b>
	<b>GIS Ref</b>
	<b>Insp Date</b>
	06/10/13

**OWNERSHIP**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,100	0	1.13	495,400	789,500	789,500	Year End Roll	9/26/2019
2019	101	FV	286,400	0	1.13	479,800	766,200	766,200	Create Final value 2019	6/4/2019
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

**PREVIOUS OWNER**

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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CLAPP,ANDRE C R	72042-320		12/20/2018	DIVORCE/ESTA		1	No	No
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.**

**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

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/24/2019	R-19-0076	ROOF	23,920	C				Strip & re-roof dw
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	
6/19/2004	MEAS+INSPCTD	615	
6/8/2001	MEAS/EXT INS	613	
5/24/1997	MEAS/EXT INS	602	
4/8/1996	MEAS+INSPCTD	606	
8/1/1987	INSPECTED	601	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
<b>Census:</b>				<b>Exmpt</b>		
<b>Flood Haz:</b>						
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		49222.8		SQUARE FE	PRIME SITE		0	7.	1.438	R3									495,368						495,400	

Total AC/HA: 1.13000	Total SF/SM: 49222.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 495,368	Spl Credit	Total: 495,400
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