



PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		GILES RD, LINCOLN
Unit #:		
Owner 1: BENSON NICOLE		
Owner 2: MISSIG GALEN		
Owner 3:		
Street 1: 2 GILES RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	649,100	2,300	0.910	492,200	1,143,600
Total Card 649,100 2,300 0.910 492,200 1,143,600					
Total Parcel 649,100 2,300 0.910 492,200 1,143,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 299.79		/Parcel: 299.79	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	11/18/14

PREVIOUS OWNER

Owner 1: KAUFMANN - LESLIE JOI		
Owner 2: KLOOS - SIEGBERT R		
Street 1: 2 GILES RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	600,800	2300	.91	424,300	1,027,400	1,027,400	Year End Roll	10/15/2020
2020	101	FV	570,100	2300	.91	431,100	1,003,500	1,003,500	Year End Roll	9/26/2019
2019	101	FV	540,800	2300	.91	416,900	960,000	960,000	Create Final value 2019	6/4/2019
2018	101	FV	540,800	2300	.91	416,900	960,000	960,000	Year End Roll	9/28/2017
2017	101	FV	532,100	2300	.91	404,600	939,000	939,000	Year End Roll	9/29/2016
2016	101	FV	478,700	2300	.91	404,600	885,600	885,600	Year End Roll	1/14/2016
2015	101	FV	466,500	2300	.91	390,400	859,200	859,200	Year End	10/2/2014
2014	101	FV	434,100	2300	.91	349,600	786,000	786,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KAUFMANN,LESLIE	77910-348		6/1/2021		1,450,000	No	No			
FRIEDMAN,LESLIE	66562-218		12/21/2015	FAMILY		1	No	No		
HENDERSON ROBER	53934-106		12/1/2009		830,000	No	No			
HENDERSON, ROBE	24943-414		10/25/1994	FAMILY		No	No			
RAGAN RALPH	20086-62		9/20/1989	CONVENIENC		No	No			

NARRATIVE DESCRIPTION

This Parcel contains .91 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1992, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/19/2018	7137	ROOF	95,000	C				Construct a roof o
5/22/2015	6087	MANUAL	9,000	C				Sheet metal work t
1/7/2015	5991	RENOVATI	200,000	C	5/27/2015			Finish basement wi
8/7/1996	1021-96	MANUAL	2,600	C	5/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
11/18/2014	MEAS+INSPCTD	618	G BOURGAULT
6/18/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L EXTERIOR	615	
5/24/1997	MEAS/EXT INS	602	
4/8/1996	MEAS+INSPCTD	606	
1/7/1994	FIELDREV CHG	600	
11/8/1991	INSPECTED	601	

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		39638.8		SQUARE FE	PRIME SITE		0	7.25	1.713	R2									492,214						492,200	

Total AC/HA: 0.90998	Total SF/SM: 39638.73	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 492,214	Spl Credit	Total: 492,200
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EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY	
Sty Ht:	1H - 1H	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	2 - CLAPBOARD	
Sec Wall:		
Roof Struct:	2 - HIP	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

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
2	SHED/FR	D	Y	1	10X20	G	AV	1997	18.75	T	40	101			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Features:		Total:	2,300
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	16.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		16.2%

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	0.94305021
Const Adj.:	1.00999999
Adj \$ / SQ:	99.058
Other Features:	69648
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	774639
Depreciation:	125492
Depreciated Total:	649147

COMMENTS

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RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	7	BR:	3	Baths:	2	HB					

REMODELING

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

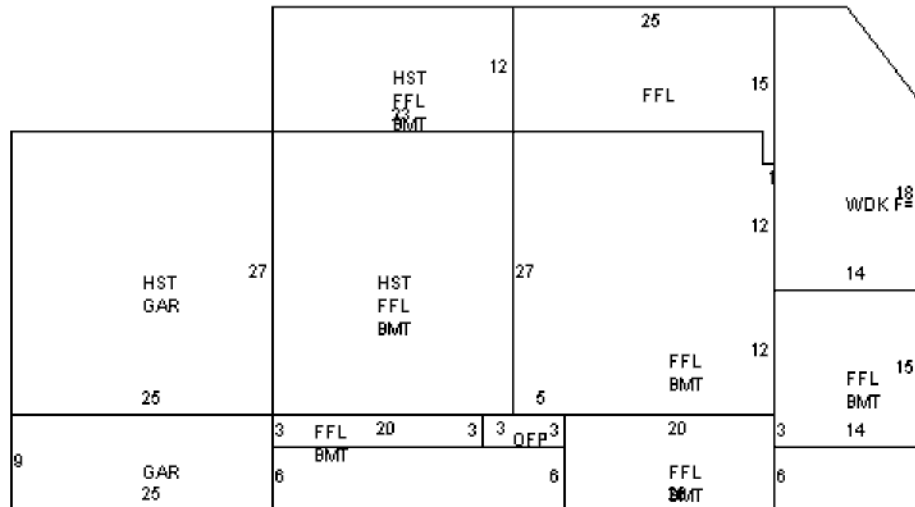
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 878394.0357
Juris. Factor:		Before Depr:	158.49	
Special Features:	0	Val/Su Net:	101.45	
Final Total:	649100	Val/Su SzAd:	208.85	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,322	99.060	230,013	
BMT	BASEMENT	2,019	33.430	67,499	
GAR	GARAGE	900	36.000	32,400	
HST	HALF STORY	786	99.060	77,860	
WDK	WOOD DECK	347	18.360	6,370	
OFF	OPEN PORCH	24	15.000	360	
Net Sketched Area:		6,398	Total:	414,502	
Size Ad	3108	Gross Area	7184	FinArea	3815

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

