



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KING MICHAEL P
Owner 2:	SMYERS KAREN J
Owner 3:	
Street 1:	11 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5102 Type:

PREVIOUS OWNER

Owner 1:	SMYERS KAREN J -
Owner 2:	-
Street 1:	11 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5102

NARRATIVE DESCRIPTION

This Parcel contains 1.04 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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		45302.4		SQUARE FE	PRIME SITE		0	7.91	1.536	R3									550,463						550,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	576,400	7,600	1.040	550,500	1,134,500
Total Card	576,400	7,600	1.040	550,500	1,134,500
Total Parcel	576,400	7,600	1.040	550,500	1,134,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	284.05	/Parcel:	284.05

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
03/29/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	522,200	7600	1.04	487,100	1,016,900	1,016,900	Year End Roll	10/15/2020
2020	101	FV	518,000	7600	1.04	487,100	1,012,700	1,012,700	Year End Roll	9/26/2019
2019	101	FV	481,700	7600	1.04	471,800	961,100	961,100	Create Final value 2019	6/4/2019
2018	101	FV	481,700	7600	1.04	471,800	961,100	961,100	Year End Roll	9/28/2017
2017	101	FV	469,100	7600	1.04	445,400	922,100	922,100	Year End Roll	9/29/2016
2016	101	FV	454,000	7600	1.04	432,200	893,800	893,800	Year End Roll	1/14/2016
2015	101	FV	449,800	7600	1.04	400,100	857,500	857,500	Year End	10/2/2014
2014	101	FV	420,900	7600	1.04	358,400	786,900	786,900	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SMYERS KAREN J,	52162-132		1/30/2009	FAMILY		1 No	No	
BRADY ROBERT	22085-255		6/1/1992		238,000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/20/2020	R-20-0032	ROOF	8,950	C	3/13/2020			Strip & re-roof fr
5/5/2016	6421	SOLAR PA	26,275	C				Install solar pane
2/26/2016	6351	ROOF	6,000	C				Strip & re-roof re
4/14/2003	2675	FINISH B	8,311	C	6/28/2003			rep windows, walls
6/29/1998	1451	WDK	15,000	C	3/31/1999			
9/18/1997	1279	RENO-ADD	100,000	C	6/16/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
6/28/2003	MEAS+INSPCTD	615	
10/13/2001	M&L COMPLETE	615	
3/31/1999	MEAS/EXT INS	602	
6/16/1998	MEAS+INSPCTD	602	
4/4/1996	MEAS/EXT INS	606	
7/5/1994	FIELDREV CHG	600	
6/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

