



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CLAPP TR PAMELA H
Owner 2:	
Owner 3:	PAMELA H CLAPP TRUST AGREEMENT
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:	CLAPP - PAMELA H
Owner 2:	-
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 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	7.91	1.438	R3									559,766						559,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	342,200		1.130	559,800	902,000
Total Card	342,200		1.130	559,800	902,000
Total Parcel	342,200		1.130	559,800	902,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		323.07	/Parcel: 323.07

Legal Description	User Acct
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
2021	101	FV	327,800	0	1.13	495,400	823,200	823,200	Year End Roll	10/15/2020
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CLAPP,PAMELA H	76331-156		12/3/2020	CONVENIENC	99	No	No	
CLAPP,ANDRE C R	72042-320		12/20/2018	DIVORCE/ESTA	1	No	No	
SHEEHAN,GERALD	67836-67		8/18/2016		851,000	No	No	
SHARPE JOHN G	12899-352		11/25/1975		64,500	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CLAPP,PAMELA H	76331-156		12/3/2020	CONVENIENC	99	No	No			
CLAPP,ANDRE C R	72042-320		12/20/2018	DIVORCE/ESTA	1	No	No			
SHEEHAN,GERALD	67836-67		8/18/2016		851,000	No	No			
SHARPE JOHN G	12899-352		11/25/1975		64,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	

Sign: VERIFICATION OF VISIT NOT DATA

