



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		GILES RD, LINCOLN
Unit #:		
Owner 1: SZETO SUSANNA		
Owner 2: LEONG JOSEPH C		
Owner 3:		
Street 1: 10 GILES RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-5109	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	188,700		1.220	629,500	818,200	2052
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 481.86						/Parcel: 481.86

User Acct
0
GIS Ref
GIS Ref
Insp Date
10/21/14

OWNERSHIP

Owner 1: LEONG JOSEPH C -
Owner 2: SZETO SUZANNA -
Street 1: 10 GILES RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-5109

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	164,000	0	1.22	569,100	733,100	733,100	Year End Roll	10/19/2021
2021	101	FV	148,300	0	1.22	503,600	651,900	651,900	Year End Roll	10/15/2020
2020	101	FV	146,700	0	1.22	503,600	650,300	650,300	Year End Roll	9/26/2019
2019	101	FV	131,000	0	1.22	487,800	618,800	618,800	Create Final value 2019	6/4/2019
2018	101	FV	131,000	0	1.22	487,800	618,800	618,800	Year End Roll	9/28/2017
2017	101	FV	129,400	0	1.22	460,400	589,800	589,800	Year End Roll	9/29/2016
2016	101	FV	127,800	0	1.22	446,800	574,600	574,600	Year End Roll	1/14/2016
2015	101	FV	136,500	0	1.22	413,700	550,200	550,200	Year End	10/2/2014

PRINT

Date	Time
10/18/22	16:09:50

LAST REV

Date	Time
08/24/16	09:56:52

blakeley
67

USER DEFINED

Prior Id # 1:	101 25 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 1.22 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEONG JOSEPH C,	30403-447		6/26/1999	CONVENIENC		1	No	No		
SMITH THEODORE	13248-130		7/28/1977		74,500	No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/13/2016	6436	SOLAR PA	48,072	C	7/18/2016			install solar pane
5/12/2011	4728	FENCE		C				install black vinyl
8/12/1993	311	DEMOLITI		C	12/22/1993			
8/11/1993	310	ADDITION	40,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2014	MEAS+INSPCTD	618	G BOURGAULT
6/18/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L EXTERIOR	615	
4/4/1996	MEAS/EXT INS	606	
8/25/1995	PERMIT VISIT	606	
12/22/1993	LEFT NOTICE	600	
9/11/1992	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		53143		SQUARE FE	PRIME SITE		0	8.75	1.354	R3									629,500						629,500	NO EXPANSION POS

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.22000	Total SF/SM: 53143.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	629,500	SpI Credit	Total:	629,500
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