



PROPERTY LOCATION

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

OWNERSHIP

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:

PREVIOUS OWNER

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

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

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	8.	1.713	R2									543,133						543,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	766,400	1,500	0.910	543,100	1,311,000
Total Card	766,400	1,500	0.910	543,100	1,311,000
Total Parcel	766,400	1,500	0.910	543,100	1,311,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		343.68	/Parcel: 343.68

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

11/18/14
Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	649,100	2300	.91	492,200	1,143,600	1,143,600	Year End Roll	10/19/2021
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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	

TAX DISTRICT

PAT ACCT.

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	

Sign: VERIFICATION OF VISIT NOT DATA

