



PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		GILES RD, LINCOLN
Unit #:		
Owner 1: FISHER-MARTIN TR MARGO P		
Owner 2: FISHER II TR WALTER F		
Owner 3: MARGO FISHER-MARTIN FAM TRUST		
Street 1: 14 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
101	667,400	14,000	1.050	662,400	1,343,800
Total Card 667,400 14,000 1.050 662,400 1,343,800					
Total Parcel 667,400 14,000 1.050 662,400 1,343,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 421.52		/Parcel: 421.52	

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

Insp Date	04/20/21
-----------	----------

OWNERSHIP

Owner 1:	FISHER-MARTIN TR MARGO P
Owner 2:	FISHER II TR WALTER F
Owner 3:	MARGO FISHER-MARTIN FAM TRUST
Street 1:	14 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-5109 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	583,000	14000	1.05	610,100	1,207,100	1,207,100	Year end	11/3/2022
2022	101	FV	512,800	17100	1.05	551,500	1,081,400	1,081,400	Year End Roll	10/19/2021
2021	101	FV	486,700	17900	1.05	488,000	992,600	992,600	Year End Roll	10/15/2020
2020	101	FV	434,600	17900	1.05	488,000	940,500	940,500	Year End Roll	9/26/2019
2019	101	FV	413,500	17900	1.05	472,700	904,100	904,100	Create Final value 2019	6/4/2019
2018	101	FV	413,500	17900	1.05	472,700	904,100	904,100	Year End Roll	9/28/2017
2017	101	FV	405,600	17900	1.05	446,200	869,700	869,700	Year End Roll	9/29/2016
2016	101	FV	399,700	17900	1.05	433,000	850,600	850,600	Year End Roll	1/14/2016

PRINT	Date	Time
	09/13/23	16:22:30

LAST REV	Date	Time
	04/20/21	11:53:00
	apro	
	66	

USER DEFINED

Prior Id # 1:	101 24 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:	

PREVIOUS OWNER

Owner 1:	FISHER-MARTIN - MARGO P
Owner 2:	-
Street 1:	14 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-5109 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FISHER-MARTIN,M	70044-575		10/6/2017	CONVENIENC	10	No	No	
MARTIN II,WALTE	70044-569		10/6/2017	CONVENIENC	10	No	No	
ATTANASIO, FRAN	24441-420		4/8/1994		275,000	No	No	
PICARDI BRIGITT	22000-314		5/1/1992	CONVENIENC		No	No	

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION
 This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1951, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2007	3598	TEMPORAR		C				install wood burni
6/24/1999	1753	ADDITION	175,000	C	6/28/2000			2nd floor 6/28/00

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2021	MEAS/EXT INS	624	W Coelho
11/27/2018	MEAS/EXT INS	622	K Cuoco
11/18/2010	MEAS+INSPCTD	618	G BOURGAULT
12/2/2008	MEAS+INSPCTD	100	
6/12/2007	MEAS/EXT INS	616	D MANZELLO
6/28/2000	MEAS/EXT INS	611	
4/4/1996	MEAS+INSPCTD	606	
7/18/1995	MEAS/EXT INS	600	
11/1/1983	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45738		SQUARE FE	PRIME SITE		0	9.5	1.524	R3									662,353						662,400	

Total AC/HA:	1.05000	Total SF/SM:	45738.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	662,353	Spl Credit	Total:	662,400
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

