



PROPERTY LOCATION

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

OWNERSHIP

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:

PREVIOUS OWNER

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

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.

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		53143		SQUARE FE	PRIME SITE		0	9.5	1.354	R3									683,458						683,500	NO EXPANSION POS

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	208,200		1.220	683,500	891,700	2052	0
							GIS Ref
							GIS Ref
Total Card	208,200		1.220	683,500	891,700	Entered Lot Size	
Total Parcel	208,200		1.220	683,500	891,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		525.15	/Parcel:	525.15	Insp Date
						Land Unit Type:	10/21/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	188,700	0	1.22	629,500	818,200	818,200	Year end	11/3/2022
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

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			

BUILDING PERMITS

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

Sign: VERIFICATION OF VISIT NOT DATA

