



**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	8.5	1.713	R2									577,079						577,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	884,200	1,500	0.910	577,100	1,462,800		0
							GIS Ref
							GIS Ref
Total Card	884,200	1,500	0.910	577,100	1,462,800	Entered Lot Size	
Total Parcel	884,200	1,500	0.910	577,100	1,462,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		383.47	/Parcel:	383.47	Insp Date
						Land Unit Type:	11/18/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	766,400	1500	.91	543,100	1,311,000	1,311,000	Year end	11/3/2022
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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			

**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

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1H	- 1H
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)
Year Blt:	1992	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:	4	- CARPET 50%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% Com Wal:	0	% Sprinkled 0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	10X20	G	AV	1997	18.75	T	60	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Features:		Total:	1,500
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**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:	1	Rating:	GOOD
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

**DEPRECIATION**

Phys Cond:	AV	- Average	15%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			15%

**CALC SUMMARY**

Basic \$ / SQ:	150.00
Size Adj.:	0.94305021
Const Adj.:	1.00999999
Adj \$ / SQ:	142.872
Other Features:	69648
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1040287
Depreciation:	156043
Depreciated Total:	884244

**COMMENTS**

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	7	BR	3	Baths:	2	HB					

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

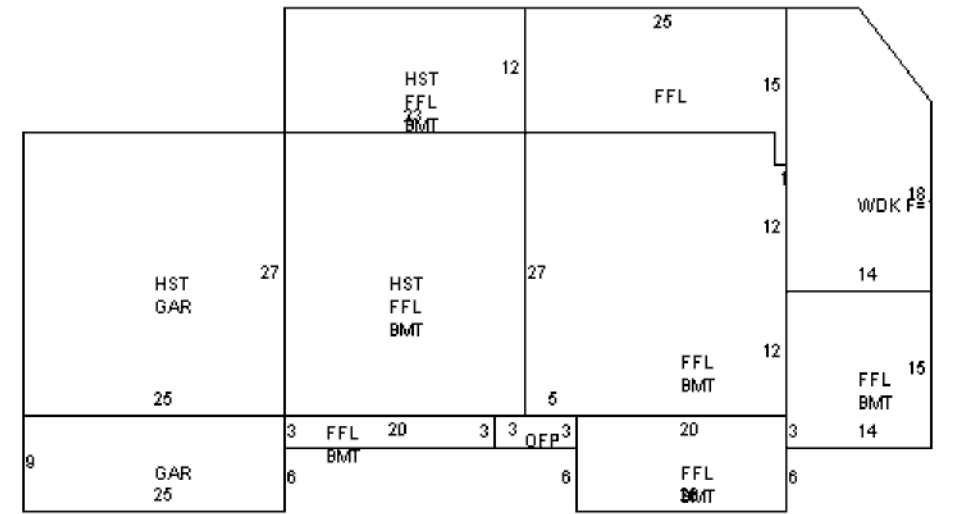
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	878394.0357
Juris. Factor:		Before Depr:		228.60
Special Features:	0	Val/Su Net:		138.20
Final Total:	884200	Val/Su SzAd:		284.49

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,322	142.870	331,749	
BMT	BASEMENT	2,019	48.220	97,355	
GAR	GARAGE	900	36.000	32,400	
HST	HALF STORY	786	142.870	112,297	
WDK	WOOD DECK	347	18.360	6,370	
OFF	OPEN PORCH	24	15.000	360	
Net Sketched Area:		6,398	Total:	580,531	
Size Ad	3108	Gross Area	7184	FinArea	3815

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

**IMAGE**



AssessPro Patriot Properties, Inc