



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RAMIREZ TR KRISTIN
Owner 2:	RAMIREZ TR CARLOS L
Owner 3:	RAMIREZ 2021 FUNDING TRUST
Street 1:	9 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5102 Type:

PREVIOUS OWNER

Owner 1:	RAMIREZ - KRISTIN
Owner 2:	RAMIREZ - CARLOS L
Street 1:	9 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5102

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		40075		SQUARE FE	PRIME SITE		0	9.5	1.697	R3									646,214						646,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	543,000		0.920	646,200	1,189,200
Total Card		543,000	0.920	646,200	1,189,200
Total Parcel		543,000	0.920	646,200	1,189,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 348.15		/Parcel: 348.15	

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

GIS Ref
GIS Ref
Insp Date
08/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	474,300	0	.92	595,200	1,069,500	1,069,500	Year end	11/3/2022
2022	101	FV	414,100	0	.92	538,100	952,200	952,200	Year End Roll	10/19/2021
2021	101	FV	408,300	0	.92	476,200	884,500	884,500	Year End Roll	10/15/2020
2020	101	FV	327,100	0	.92	476,200	803,300	803,300	Year End Roll	9/26/2019
2019	101	FV	315,600	0	.92	461,200	776,800	776,800	Create Final value 2019	6/4/2019
2018	101	FV	315,600	0	.92	461,200	776,800	776,800	Year End Roll	9/28/2017
2017	101	FV	309,700	0	.92	435,300	745,000	745,000	Year End Roll	9/29/2016
2016	101	FV	322,200	0	.92	422,400	744,600	744,600	Year End Roll	1/14/2016

Parcel ID 177 50 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAMIREZ, KRISTIN	79035-566		10/29/2021	CONVENIENC	1	No	No			
RAMIREZ, KRISTIN	75880-43		10/14/2020	CONVENIENC	100	No	No			
LEIBOWITZ, BRYAN	73352-331		9/27/2019		982,000	No	No			
MIANO, PETER J	66524-52		12/14/2015		745,000	No	No			
WOOD NANCY S,	41507-114		11/26/2003		648,500	No	No			
WOOD GEORGE A J	20222-97		11/28/1989	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/19/2023	R-23-0123	WEATHERI	2,000	C				Weatherization/air
2/17/2023	W-23-0002	WOOD STO	8,000	O				Install wood burni
1/27/2021	R-21-0015	ROOF	8,000	C				Remove & replace r
6/29/2005	3220	ADDITION	42,000	C	6/27/2006			dormer, rear addi,
5/5/2004	2905	MANUAL	1,500	C	6/19/2004			install new bigger

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2016	SALES INSP	618	G BOURGAULT
8/8/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	100	
6/27/2006	PERMIT VISIT	50	
6/19/2004	MEAS/EXT INS	615	
10/13/2001	M&L EXTERIOR	615	
5/13/1996	MEAS+INSPCTD	606	
4/4/1996	MEAS/EXT INS	606	
1/15/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

