

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KING MICHAEL P
Owner 2:	SMYERS KAREN J
Owner 3:	
Street 1:	11 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5102 Type:

PREVIOUS OWNER

Owner 1:	SMYERS KAREN J -
Owner 2:	-
Street 1:	11 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5102

NARRATIVE DESCRIPTION

This Parcel contains 1.04 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45302.4		SQUARE FE	PRIME SITE		0	9.5	1.536	R3									661,112						661,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	577,800	7,600	1.040	661,100	1,246,500
Total Card	577,800	7,600	1.040	661,100	1,246,500
Total Parcel	577,800	7,600	1.040	661,100	1,246,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		312.09	/Parcel: 312.09

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

GIS Ref
GIS Ref
Insp Date
11/23/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	573,800	7600	1.04	608,900	1,190,300	1,190,300	Year end	11/3/2022
2022	101	FV	576,400	7600	1.04	550,500	1,134,500	1,134,500	Year End Roll	10/19/2021
2021	101	FV	522,200	7600	1.04	487,100	1,016,900	1,016,900	Year End Roll	10/15/2020
2020	101	FV	518,000	7600	1.04	487,100	1,012,700	1,012,700	Year End Roll	9/26/2019
2019	101	FV	481,700	7600	1.04	471,800	961,100	961,100	Create Final value 2019	6/4/2019
2018	101	FV	481,700	7600	1.04	471,800	961,100	961,100	Year End Roll	9/28/2017
2017	101	FV	469,100	7600	1.04	445,400	922,100	922,100	Year End Roll	9/29/2016
2016	101	FV	454,000	7600	1.04	432,200	893,800	893,800	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SMYERS KAREN J,	52162-132		1/30/2009	FAMILY		1	No	No		
BRADY ROBERT	22085-255		6/1/1992		238,000		No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/20/2020	R-20-0032	ROOF	8,950	C	3/13/2020			Strip & re-roof fr
5/5/2016	6421	SOLAR PA	26,275	C				Install solar pane
2/26/2016	6351	ROOF	6,000	C				Strip & re-roof re
4/14/2003	2675	FINISH B	8,311	C	6/28/2003			rep windows, walls
6/29/1998	1451	WDK	15,000	C	3/31/1999			
9/18/1997	1279	RENO-ADD	100,000	C	6/16/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2021	MEAS+INSPCTD	625	J Frank
3/29/2018	MEAS+INSPCTD	622	K Cuoco
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
6/28/2003	MEAS+INSPCTD	615	
10/13/2001	M&L COMPLETE	615	
3/31/1999	MEAS/EXT INS	602	
6/16/1998	MEAS+INSPCTD	602	
4/4/1996	MEAS/EXT INS	606	
7/5/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.04000	Total SF/SM:	45302.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	661,112	Spl Credit	Total:	661,100
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