

173

29

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

946,600 /

946,600 /

946,600 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

946,600 /

946,600 /

ASSESSed:

946,600 /

946,600 /

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 RANCH Building built about 1954, having primarily WOOD SHING Exterior and 1698 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	9.98	1.35	R3									717,990						718,000	NO EXPANSION POSSI

Total AC/HA:	1.22000	Total SF/SM:	53143	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	717,990	SpI Credit	Total:	718,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.220	228,600		718,000	946,600
Total Card		1.220	228,600	718,000	946,600
Total Parcel		1.220	228,600	718,000	946,600
Source:		Market Adj Cost	Total Value per SQ unit /Card: 557.48		/Parcel: 557.48

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	214,300	0	1.22	697,100	911,400		Year End Roll	12/2/2024
2024	101	FV	208,200	0	1.22	683,500	891,700		Year end	11/9/2023
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 va	6/4/2019
2018	101	FV	131,000	0	1.22	487,800	618,800	618,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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	8/25/1995			

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	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	101 25 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:	
CivilDistrict:	
Ratio:	

Legal Description	User Acct
2052	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 173 29 0

Date	Time
09/26/25	14:06:39
Date	Time
08/24/16	09:56:52
blakeley	
67	

PAT ACCT.

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	
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