

Map Lot Sublot Building Unit CARD

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 CAPE Building built about 1953, having primarily CLAPBOARD Exterior and 3416 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 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		40075		SQUARE FE	PRIME SITE		0	9.98	1.70	R3									678,865						678,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	582,300		678,900	1,261,200
Total Card	0.920	582,300		678,900	1,261,200
Total Parcel	0.920	582,300		678,900	1,261,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		369.23	/Parcel: 369.23

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	546,200	0	.92	659,100	1,205,300		Year End Roll	12/2/2024
2024	101	FV	543,000	0	.92	646,200	1,189,200		Year end	11/9/2023
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 va	6/4/2019
2018	101	FV	315,600	0	.92	461,200	776,800	776,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	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	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2023	R-23-0123	WEATHERI	2,000	C				Weatherization/air
2/17/2023	W-23-0002	WOOD STO	8,000	C				Install wood burni
1/27/2021	R-21-0015	ROOF	8,000	C				Remove & replace r
6/29/2005	3220	ADDITION	42,000	C	5/25/2007			dormer, rear addi,
5/5/2004	2905	MANUAL	1,500	C	6/19/2004			install new bigger

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	MEAS/EXT INS	6	JN
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	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	115 6 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:	

