

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HASER ERIN KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	15 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5102 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.13 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1951, having primarily CLAPBOARD Exterior and 2792 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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
101	ONE FAM		49222.8		SQUARE FE	PRIME SITE

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.130	477,800		706,300	1,184,100
Total Card		1.130	477,800	706,300	1,184,100
Total Parcel		1.130	477,800	706,300	1,184,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 424.10		/Parcel: 424.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	448,600	0	1.13	685,700	1,134,300		Year End Roll	12/2/2024
2024	101	FV	446,100	0	1.13	672,300	1,118,400		Year end	11/9/2023
2023	101	FV	390,900	0	1.13	619,200	1,010,100	1,010,100	Year end	11/3/2022
2022	101	FV	342,200	0	1.13	559,800	902,000	902,000	Year End Roll	10/19/2021
2021	101	FV	327,800	0	1.13	495,400	823,200	823,200	Year End Roll	10/15/2020
2020	101	FV	294,100	0	1.13	495,400	789,500	789,500	Year End Roll	9/26/2019
2019	101	FV	286,400	0	1.13	479,800	766,200	766,200	Create Final va	6/4/2019
2018	101	FV	286,400	0	1.13	479,800	766,200	766,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLAPP TR,PAMELA	83143-462		8/19/2024		1,310,000	No	No		
CLAPP,PAMELA H	76331-156		12/3/2020	CONVENIENC	99	No	No		
CLAPP,ANDRE C R	72042-320		12/20/2018	DIVORCE/ESTA	1	No	No		
SHEEHAN,GERALD	67836-67		8/18/2016		851,000	No	No		
SHARPE JOHN G	12899-352		11/25/1975		64,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2024	R-24-0190	INSULATI	2,468	C				Insulate garage ce
5/15/2024	R-24-0081	MANUAL	38,100	C				Structural remedia
12/28/2021	SH-21-0017	MANUAL	1,010	C	3/21/2022			Install duct only
11/5/2021	R-21-0259	BATH	57,000	C	3/21/2022			Remodel 1st & 2nd
6/24/2019	R-19-0076	ROOF	23,920	C				Strip & re-roof dw
1/16/2018	6953	MANUAL	4,050	C				Install a Lopi 125
3/11/2013	5340	MANUAL	8,000	C				sheet metal work f
1/29/2013	5314	RENOVATI	75,000	C	6/10/2013			construct dormers
12/22/2006	3589	MANUAL	9,000	C				remove 2 win & rep
12/12/2006	3583	ROOF		C				Strip & re-roof pa

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2013	MEAS+INSPCTD	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	
6/19/2004	MEAS+INSPCTD	615	
6/8/2001	MEAS/EXT INS	613	
5/24/1997	MEAS/EXT INS	602	
4/8/1996	MEAS+INSPCTD	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	115 8 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:	

