

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!66!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FISHER-MARTIN TR MARGO P
Owner 2:	FISHER II TR WALTER F
Owner 3:	MARGO FISHER-MARTIN FAM TRUST
Street 1:	14 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5109 Type:

PREVIOUS OWNER

Owner 1:	FISHER-MARTIN - MARGO P
Owner 2:	-
Street 1:	14 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5109

NARRATIVE DESCRIPTION

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1951, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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		45738		SQUARE FE	PRIME SITE		0	7.	1.524	R3									488,050						488,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	486,700	17,900	1.050	488,000	992,600
Total Card	486,700	17,900	1.050	488,000	992,600
Total Parcel	486,700	17,900	1.050	488,000	992,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		287.25	/Parcel: 287.25

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	11/27/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	434,600	17900	1.05	488,000	940,500	940,500	Year End Roll	9/26/2019
2019	101	FV	413,500	17900	1.05	472,700	904,100	904,100	Create Final value 2019	6/4/2019
2018	101	FV	413,500	17900	1.05	472,700	904,100	904,100	Year End Roll	9/28/2017
2017	101	FV	405,600	17900	1.05	446,200	869,700	869,700	Year End Roll	9/29/2016
2016	101	FV	399,700	17900	1.05	433,000	850,600	850,600	Year End Roll	1/14/2016
2015	101	FV	384,200	17900	1.05	400,900	803,000	803,000	Year End	10/2/2014
2014	101	FV	380,400	17900	1.05	359,100	757,400	757,400	Year End Roll	1/23/2014
2013	101	FV	372,600	17900	1.	345,300	735,800	735,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FISHER-MARTIN,M	70044-575		10/6/2017	CONVENIENC	10	No	No			
MARTIN II,WALTE	70044-569		10/6/2017	CONVENIENC	10	No	No			
ATTANASIO, FRAN	24441-420		4/8/1994		275000	No	No			
PICARDI BRIGITT	22000-314		5/1/1992	CONVENIENC	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/5/2007	3598	TEMPORAR		C				install wood burni
6/24/1999	1753	ADDITION	175,000	C	6/28/2000			2nd floor 6/28/00

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS/EXT INS	622	K Cuoco
11/18/2010	MEAS+INSPCTD	618	G BOURGAULT
12/2/2008	MEAS+INSPCTD	100	
6/12/2007	MEAS/EXT INS	616	D MANZELLO
6/28/2000	MEAS/EXT INS	611	
4/4/1996	MEAS+INSPCTD	606	
7/18/1995	MEAS/EXT INS	600	
11/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.05000	Total SF/SM:	45738.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	488,050	Spl Credit		Total:	488,000
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