

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!68!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HENDERSON TR JAMES R
Owner 2:	JAMES R HENDERSON TRUST
Owner 3:	
Street 1:	6 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5109 Type:

PREVIOUS OWNER

Owner 1:	HENDERSON - JAMES R
Owner 2:	-
Street 1:	6 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5109

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 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	7.	1.697	R3									476,157						476,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	326,100	5,600	0.920	476,200	807,900
Total Card		326,100	5,600	0.920	476,200
Total Parcel		326,100	5,600	0.920	476,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		291.45	/Parcel: 291.45

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,000	5600	.92	476,200	771,800	771,800	Year End Roll	9/26/2019
2019	101	FV	279,500	5600	.92	461,200	746,300	746,300	Create Final value 2019	6/4/2019
2018	101	FV	279,500	5200	.92	461,200	745,900	745,900	Year End Roll	9/28/2017
2017	101	FV	273,900	5200	.92	435,300	714,400	714,400	Year End Roll	9/29/2016
2016	101	FV	273,900	5200	.92	422,400	701,500	701,500	Year End Roll	1/14/2016
2015	101	FV	262,900	5200	.92	391,100	659,200	659,200	Year End	10/2/2014
2014	101	FV	260,200	5200	.92	350,300	615,700	615,700	Year End Roll	1/23/2014
2013	101	FV	254,700	5200	.92	340,100	600,000	600,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HENDERSON,JAMES	75606-555		9/14/2020	CONVENIENC		1	No	No
HENDERSON ROBER	20812-173		10/10/1990	FAMILY	250000	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HENDERSON,JAMES	75606-555		9/14/2020	CONVENIENC		1	No	No		
HENDERSON ROBER	20812-173		10/10/1990	FAMILY	250000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/11/2015	6077	SOLAR PA	42,000	C	6/9/2015			Install solar pane
12/1/2008	4105	ROOF		C				strip & re-roof
11/26/2007	3824	TEMPORAR	1,300	C				temporary tent to
1/20/2005	3117	RENOVATI	5,000	C	5/28/2005			bathroom
10/11/1996	1065-96	MANUAL	800	C	5/24/1997			PLAYHSE

ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS/EXT INS	615	
1/12/2002	M&L COMPLETE	613	
10/13/2001	M&L EXTERIOR	615	
5/24/1997	MEAS/EXT INS	602	
4/8/1996	MEAS+INSPCTD	606	
7/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

