



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	JONG DIANA
Owner 2:	
Owner 3:	
Street 1:	17 GILES RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5109 Type:

**PREVIOUS OWNER**

Owner 1:	ORGEL TR - ROBERT S
Owner 2:	ORGEL TR - ELIZABETH N
Street 1:	17 GILES RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5109

**NARRATIVE DESCRIPTION**

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 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		41817.6		SQUARE FE	PRIME SITE		0	7.	1.639	R3									479,817						479,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	660,500	500	0.960	479,800	1,140,800	3457.00	0
							GIS Ref
							GIS Ref
Total Card	660,500	500	0.960	479,800	1,140,800	Entered Lot Size	
Total Parcel	660,500	500	0.960	479,800	1,140,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		262.58	/Parcel:	262.58	Insp Date
						Land Unit Type:	05/06/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	634,700	500	.96	479,800	1,115,000	1,115,000	Year End Roll	9/26/2019
2019	101	FV	576,700	500	.96	464,700	1,041,900	1,041,900	Create Final value 2019	6/4/2019
2018	101	FV	576,700	500	.96	464,700	1,041,900	1,041,900	Year End Roll	9/28/2017
2017	101	FV	561,500	500	.96	438,700	1,000,700	1,000,700	Year End Roll	9/29/2016
2016	101	FV	540,600	500	.96	425,700	966,800	966,800	Year End Roll	1/14/2016
2015	101	FV	535,700	500	.96	394,100	930,300	930,300	Year End	10/2/2014
2014	101	FV	532,300	300	.96	353,000	885,600	885,600	Year End Roll	1/23/2014
2013	101	FV	521,100	300	1.	345,300	866,700	866,700	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ORGEL TR,ROBERT	71290-471		7/10/2018		1350000	No	No			
ORGEL,ROBERT S	62596-310		9/9/2013	FAMILY		1	No	No		
ALTAIR ASSOCIAT	30878-004		11/17/1999		816000	No	No			
LIGHT GALEN D J	29633-323		1/6/1999	CHD>SALE	370000	No	No			
	8396-108		1/19/1955	CHD>SALE	24000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/2020	R-20-0118	MANUAL	5,000	C				Repair & replace f
7/7/2020	SH-20-0016	SHEET MT	3,500	C				Sheet metal work f
1/3/2019	7295	KITCHEN	150,000	C				Remodel kitchen, c
1/2/2019	7293	BATH	40,000	C	4/4/2019			Remodel master bat
3/7/2014	5669	MANUAL	4,000	C				sheet metal work t
3/3/2014	5663	RENOVATI	20,000	C	5/6/2014			contract bath/laun
11/5/2007	3812	RENO-ADD	40,000	C	5/26/2009			+screen prch;aces
3/26/2004	2871	MANUAL	51,500	C	6/19/2004			rem screen porch &
1/15/1999	1611	RENO-ADD	136,000	C	5/29/1999			3/3/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/9/2020	QUESTIONNAIR	624	W Coelho
5/6/2014	MEAS/EXT INS	25	D ERSKINE
5/21/2009	MEAS+INSPCTD	25	D ERSKINE
5/15/2008	MEAS/EXT INS	100	
6/19/2004	MEAS/EXT INS	615	
3/3/2000	MEAS+INSPCTD	600	
5/29/1999	MEAS+INSPCTD	602	
4/8/1996	MEAS+INSPCTD	606	
12/5/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.96000 Total SF/SM: 41817.60 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 479,817 Spl Credit Total: 479,800

