



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		GARLAND RD, LINCOLN

OWNERSHIP

Owner 1:	DOYLE JOSEPH J
Owner 2:	DOYLE MICHELLE A
Owner 3:	
Street 1:	3 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SPENCER JOHN K III -
Owner 2:	SPENCER PATRICIA G -
Street 1:	3 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,590						4,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	961,700		1.990	668,600	1,630,300	582	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 267.72						/Parcel: 267.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	940,600	0	1.99	651,000	1,591,600	1,591,600	Create Final value 2019	6/4/2019
2018	101	FV	940,600	0	1.99	651,000	1,591,600	1,591,600	Year End Roll	9/28/2017
2017	101	FV	875,600	0	1.99	644,600	1,520,200	1,520,200	Year End Roll	9/29/2016
2016	101	FV	850,100	0	1.99	626,200	1,476,300	1,476,300	Year End Roll	1/14/2016
2015	101	FV	842,500	0	1.99	579,800	1,422,300	1,422,300	Year End	10/2/2014
2014	101	FV	788,900	0	1.99	540,600	1,329,500	1,329,500	Year End Roll	1/23/2014
2013	101	FV	773,600	0	1.99	524,600	1,298,200	1,298,200	Year End Roll	10/25/2012
2012	101	FV	788,900	0	1.99	544,600	1,333,500	1,333,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPENCER JOHN K	1388-107		8/11/2010		1270000	No	No			
DUTKA LOUISE,	1219-117		3/16/2000		1250000	No	No			
EXPLORER DEVEL.	1107-181		3/1/1993	CHD>SALE	777500	No	No			HOME PARTIAL AT ASS.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/23/2014	5766	ROOF	18,960	C				Strip and re-roof
4/28/2014	5726	RENOVATI	200	C				Replace rotted sid
8/7/2000	2040	MANUAL	26,500	C	5/19/2001			rpl win,doors,fin

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2010	MEAS+INSPCTD	618	G BOURGAULT
5/19/2001	MEAS+INSPCTD	615	
2/9/1996	MEAS+INSPCTD	606	
7/27/1995	INSPECTED	600	
7/7/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	
3/18/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.98955	Total SF/SM:	86664.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	668,590	Spl Credit		Total:	668,600
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

