



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SACHS GARY S
Owner 2:	SACHS MARYANNE D
Owner 3:	
Street 1:	10 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1800 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 13 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 Influ	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		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,526,700		1.900	665,900	2,192,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 311.49						/Parcel: 311.49	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,535,200	0	1.9	648,300	2,183,500	2,183,500	Create Final value 2019	6/4/2019
2018	101	FV	1,563,700	0	1.9	648,300	2,212,000	2,212,000	Year End Roll	9/28/2017
2017	101	FV	1,453,800	0	1.9	641,900	2,095,700	2,095,700	Year End Roll	9/29/2016
2016	101	FV	1,418,000	0	1.9	623,500	2,041,500	2,041,500	Year End Roll	1/14/2016
2015	101	FV	1,405,400	0	1.9	577,100	1,982,500	1,982,500	Year End	10/2/2014
2014	101	FV	1,317,900	0	1.9	537,900	1,855,800	1,855,800	Year End Roll	1/23/2014
2013	101	FV	1,292,900	0	1.84	520,100	1,813,000	1,813,000	Year End Roll	10/25/2012
2012	101	FV	1,317,900	0	1.84	540,100	1,858,000	1,858,000	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROADVIEW REALT	1094-49		4/24/1992		855000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/21/2010	4468	TEMPORAR		C				tent 6/10 to 6/12
2/17/1994	410	RENOVATI	5,000	C	8/25/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/6/2018	MEAS+INSPCTD	622	K Cuoco
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/10/2001	M&L COMPLETE	613	
2/5/1996	MEAS+INSPCTD	606	
6/14/1994	FIELDREV CHG	600	
2/2/1994	INSPECTED	600	
1/10/1994	LEFT NOTICE	600	
1/27/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

