



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ANDONIAN SAMUEL J
Owner 2:	ANDONIAN JENNIFER L
Owner 3:	
Street 1:	34 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 2. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,890						4,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,278,200		2.000	668,900	1,947,100
Total Card		1,278,200	2.000	668,900	1,947,100
Total Parcel		1,278,200	2.000	668,900	1,947,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 379.48		/Parcel: 379.48	

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
2019	101	FV	1,245,400	0	2.	651,300	1,896,700	1,896,700	Create Final value 2019	6/4/2019
2018	101	FV	1,289,700	0	2.	651,300	1,941,000	1,941,000	Year End Roll	9/28/2017
2017	101	FV	1,146,900	0	2.	644,900	1,791,800	1,791,800	Year End Roll	9/29/2016
2016	101	FV	1,100,600	0	2.	626,500	1,727,100	1,727,100	Year End Roll	1/14/2016
2015	101	FV	1,091,400	0	2.	580,100	1,671,500	1,671,500	Year End	10/2/2014
2014	101	FV	1,027,300	0	2.	540,900	1,568,200	1,568,200	Year End Roll	1/23/2014
2013	101	FV	1,009,000	0	1.95	523,400	1,532,400	1,532,400	Year End Roll	10/25/2012
2012	101	FV	1,027,300	0	1.95	543,400	1,570,700	1,570,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TSE JOSEPH + JU	1127-188		6/10/1994		331000	Yes	No	
TSE JOSEPH/JULI	1088-98		11/18/1991	OTHER	250000	No	No	

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/15/2015	6254	ROOF	28,000	C				Strip and re-roof
6/9/1994	485-94	NEW HOME	275,000	C	8/29/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
9/10/2009	MEAS/EXT INS	25	D ERSKINE
11/5/2002	M&L EXTERIOR	615	
9/10/2001	M&L EXTERIOR	613	
2/9/1996	ENTRY DENIED	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: 8 - BRICK VEN 25%, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

**BATH FEATURES**

Table with bathroom details: Full Bath: 3 Rating: EXCELLENT, A Bath: Rating: , 3/4 Bath: Rating: , A 3QBth: Rating: , 1/2 Bath: 1 Rating: AVERAGE, A HBth: Rating: , OthrFix: 3 Rating: AVERAGE

**OTHER FEATURES**

Table with other features: Kits: 1 Rating: EXCELLENT, A Kits: Rating: , Frpl: 3 Rating: AVERAGE, WSFlue: Rating:

**GENERAL INFORMATION**

Table with general info: Grade: A - VERY GOOD, Year Blt: 1995 Eff Yr Blt: , Alt LUC: Alt %: , Jurisdic: Fact: , Const Mod: , Lump Sum Adj:

**CONDO INFORMATION**

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

**COMMENTS**

Empty table for comments.

**RESIDENTIAL GRID**

Table with residential grid details: 1st Res Grid Desc: Line 1 # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: 10 BRs: 4 Baths: 3 HB 1

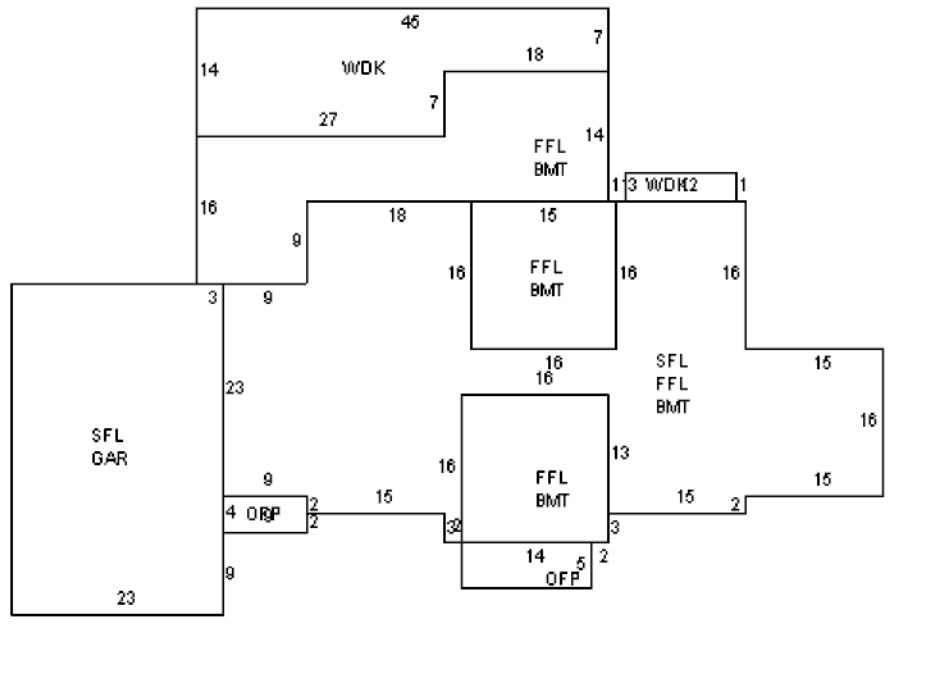
**REMODELING**

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

**RES BREAKDOWN**

Table with res breakdown: No Unit RMS BRS FL, 1 10 4 1, Totals 1 10 4

**SKETCH**



**INTERIOR INFORMATION**

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wal: , Partition: A - ABV AVG, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr:

**DEPRECIATION**

Table with depreciation: Phys Cond: AV - Average 14.%, Functional: %, Economic: %, Special: %, Override: , Total: 14.4%

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ: 94.00, Size Adj.: 0.86693627, Const Adj.: 1.06373250, Adj \$ / SQ: 86.686, Other Features: 135296, Grade Factor: 2.20, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1493186, Depreciation: 215019, Depreciated Total: 1278167

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 1720022.989, Juris. Factor, Val/Su Fin: 249.11, Special Features: 0, Val/Su Net: 137.63, Final Total: 1278200, Val/Su SzAd: 249.11

**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 9,287 Total: 543,425, Size Ad 5131 Gross Area 9287 FinArea 5131

**SUB AREA DETAIL**

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

**SPEC FEATURES/YARD ITEMS**

Table with spec features/yard items columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

Summary row: More: N, Total Yard Items: , Total Special Features: , Total:

**IMAGE**



AssessPro Patriot Properties, Inc