



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEYER SHARON A
Owner 2:	
Owner 3:	
Street 1:	9 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1816 Type:

PREVIOUS OWNER

Owner 1:	ABELL SCOTT A -
Owner 2:	-
Street 1:	9 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1816

NARRATIVE DESCRIPTION

This Parcel contains 2.3 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, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 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.	1.000	R4									640,000						640,000	
101	ONE FAM		0.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									13,890						13,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,022,600		2.300	653,900	1,676,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 270.26		/Parcel: 270.26	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	1,014,400	0	2.3	677,900	1,692,300	1,692,300	Year End Roll	9/26/2019
2019	101	FV	992,600	0	2.3	660,300	1,652,900	1,652,900	Create Final value 2019	6/4/2019
2018	101	FV	992,600	0	2.3	660,300	1,652,900	1,652,900	Year End Roll	9/28/2017
2017	101	FV	924,200	0	2.3	653,900	1,578,100	1,578,100	Year End Roll	9/29/2016
2016	101	FV	897,500	0	2.3	635,500	1,533,000	1,533,000	Year End Roll	1/14/2016
2015	101	FV	889,500	0	2.3	589,100	1,478,600	1,478,600	Year End	10/2/2014
2014	101	FV	778,600	0	2.3	549,900	1,328,500	1,328,500	Year End Roll	1/23/2014
2013	101	FV	763,600	0	2.21	531,200	1,294,800	1,294,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ABELL SCOTT A,	1334-63		3/8/2007		1445000	No	No			
WILLIAMS JOHN D	1284-53		5/12/2004	CHD>SALE	1578750	No	No			
EXPLORER DEVEL.	1115-79		8/20/1993		855000	No	No			NEW HOME BEFORE SALE

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/12/2013	5598	RENOVATI	18,500	C	5/8/2014			bath remodel 100 s
4/23/2007	3660	RENOVATI	60,000	C	6/19/2007			reno 3 full & 2hal
9/24/2004	3047	RENOVATI	61,000	C	5/19/2005			reno kitchen & fam
8/16/2004	3006	FINISH B	101,000	C	5/19/2005			fin basement w/bat

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2014	MEAS/EXT INS	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	
6/19/2007	MEAS/EXT INS	100	
5/19/2005	MEAS+INSPCTD	615	
4/19/2005	MEAS/EXT INS	600	
9/8/2001	M&L COMPLETE	613	
2/5/1996	MEAS+INSPCTD	606	
7/13/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

