



PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		GARLAND RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: CLARK JOSEPH G		
Owner 2: GRECO KATHLEEN M		
Owner 3: _____		
Street 1: 21 GARLAND RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov: MA	Cntry: _____	Own Occ: Y
Postal: 01773	Type: _____	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,407,100		2.010	690,000	2,097,100
Total Card 1,407,100 2.010 690,000 2,097,100					
Total Parcel 1,407,100 2.010 690,000 2,097,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 285.32		/Parcel: 285.32	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	12/04/12
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PREVIOUS OWNER

Owner 1: Lintott Tr - James	
Owner 2: -	
Street 1: C/O Sterling Foundation Mgmt	
Twn/City: Herndon	
St/Prov: VA	Cntry: _____
Postal: 20171	Type: _____

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	1,392,500	0	2.01	645,200	2,037,700	2,037,700	Year End Roll	10/15/2020
2020	101	FV	1,447,700	0	2.01	669,200	2,116,900	2,116,900	Year End Roll	9/26/2019
2019	101	FV	1,412,300	0	2.01	651,600	2,063,900	2,063,900	Create Final value 2019	6/4/2019
2018	101	FV	1,412,300	0	2.01	651,600	2,063,900	2,063,900	Year End Roll	9/28/2017
2017	101	FV	1,255,600	0	2.01	645,200	1,900,800	1,900,800	Year End Roll	9/29/2016
2016	101	FV	1,204,800	0	2.01	626,800	1,831,600	1,831,600	Year End Roll	1/14/2016
2015	101	FV	1,194,700	0	2.01	580,400	1,775,100	1,775,100	Year End	10/2/2014
2014	101	FV	1,123,900	0	2.01	541,200	1,665,100	1,665,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Lintott Tr, Jame	1425-35		10/19/2012		1,550,000	No	No			
MASSACHUSETTS R	1299-20		4/19/2005		2,150,000	No	No			
CARR BRADLEY R,	1299-19		4/19/2005	CONVENIENC	2,150,000	No	No			
COLE J DANIEL,	1271-24		7/11/2003		1,800,000	No	No			
BARTH, JEFFREY	1139-151		4/11/1995	CHD>SALE	1,450,000	No	No		DOC. 971576	
J + M REALTY TR	1061-129		9/15/1989		1,400,000	No	No			

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION
 This Parcel contains 2.01 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2000	2128	MANUAL	35,000	C	5/25/2001			rebuild deck
10/3/1996	1057-96	MANUAL	15,000	C	6/24/1997			MUDROOM
8/22/1995	792-95	FINISH B	64,000	C	2/5/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2012	MEAS+INSPCTD	618	G BOURGAULT
11/17/2010	MEAS+INSPCTD	25	D ERSKINE
11/12/2005	MEAS/EXT INS	615	
5/25/2001	MEAS/EXT INS	615	
6/24/1997	MEAS+INSPCTD	602	
2/5/1996	MEAS+INSPCTD	606	
7/20/1995	INSPECTED	600	
4/27/1994	FIELDREV CHG	600	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

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		80000		SQUARE FE	PRIME SITE		0	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.173		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									5,190						5,200	

Total AC/HA: 2.00955	Total SF/SM: 87536.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 689,990	Spl Credit	Total: 690,000
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