



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	Descrp	%	Item	Code	Descrp
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	8.56	1.000	R4									684,800						684,800	
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	1,057,400		2.300	698,700	1,756,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 283.10						/Parcel: 283.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	1,022,600	0	2.3	653,900	1,676,500	1,676,500	Year End Roll	10/15/2020
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

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		1,445,000	No	No			
WILLIAMS JOHN D	1284-53		5/12/2004	CHD>SALE	1,578,750	No	No			
EXPLORER DEVEL.	1115-79		8/20/1993		855,000	No	No			NEW HOME BEFORE SALE

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	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

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

Full Bath:	4	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	4	Rating:	AVERAGE

BATH FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

OTHER FEATURES

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

CONDO INFORMATION

Phys Cond:	GD - Good	10.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.4%

DEPRECIATION

Basic \$ / SQ:	103.00
Size Adj.:	0.88686132
Const Adj.:	1.05059993
Adj \$ / SQ:	95.969
Other Features:	120712
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1180120
Depreciation:	122733
Depreciated Total:	1057388

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1544674.007
Juris. Factor:		Before Depr:	163.15	
Special Features:	0	Val/Su Net:	137.65	
Final Total:	1057400	Val/Su SzAd	241.20	

COMMENTS

RESIDENTIAL GRID

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	RM:	11	BR:	6	Baths:	4	HB	1				

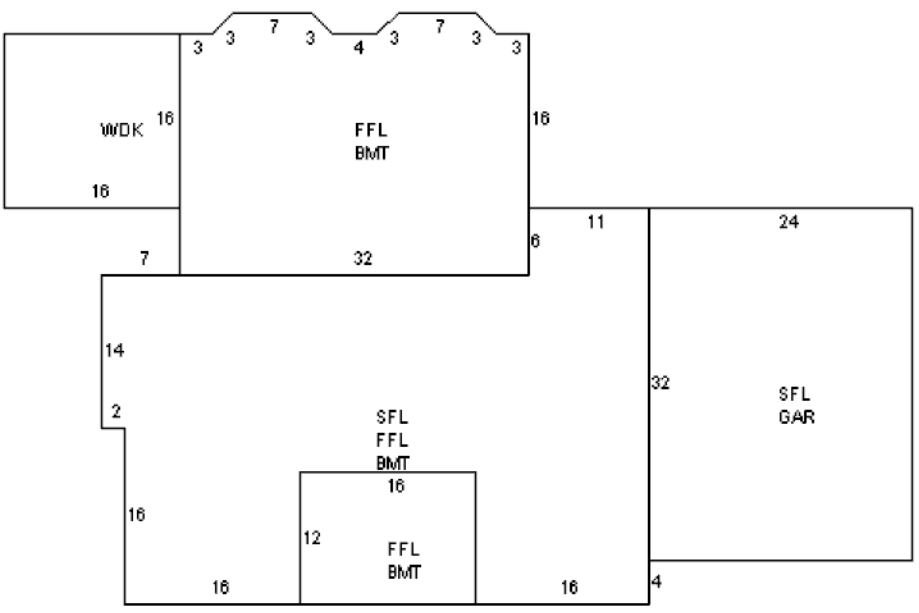
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	1
Totals			
1	11	6	1

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,274	52.780	120,028	
FFL	1ST FLOOR	2,274	95.970	218,233	
SFL	2ND FLOOR	2,110	95.970	202,494	
GAR	GARAGE	768	36.000	27,648	
WDK	WOOD DECK	256	19.820	5,073	
Net Sketched Area:		7,682	Total:	573,476	
Size Ad	4384	Gross Area	7682	FinArea	6203

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	

SPEC FEATURES/YARD ITEMS

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	

More:	N	Total Yard Items:		Total Special Features:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc

