



PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		GARLAND RD, LINCOLN
Unit #:		
Owner 1: DOYLE JOSEPH J		
Owner 2: DOYLE MICHELLE A		
Owner 3:		
Street 1: 3 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	Legal Description
101	1,003,000		1.990	689,400	1,692,400	582
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 277.92						/Parcel: 277.92

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/12/18

PREVIOUS OWNER

Owner 1: SPENCER JOHN K III -		
Owner 2: SPENCER PATRICIA G -		
Street 1: 3 GARLAND RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry:
Postal:	01773	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	969,600	0	1.99	644,600	1,614,200	1,614,200	Year End Roll	10/15/2020
2020	101	FV	961,700	0	1.99	668,600	1,630,300	1,630,300	Year End Roll	9/26/2019
2019	101	FV	940,600	0	1.99	651,000	1,591,600	1,591,600	Create Final value 2019	6/4/2019
2018	101	FV	940,600	0	1.99	651,000	1,591,600	1,591,600	Year End Roll	9/28/2017
2017	101	FV	875,600	0	1.99	644,600	1,520,200	1,520,200	Year End Roll	9/29/2016
2016	101	FV	850,100	0	1.99	626,200	1,476,300	1,476,300	Year End Roll	1/14/2016
2015	101	FV	842,500	0	1.99	579,800	1,422,300	1,422,300	Year End	10/2/2014
2014	101	FV	788,900	0	1.99	540,600	1,329,500	1,329,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPENCER JOHN K	1388-107		8/11/2010		1,270,000	No	No			
DUTKA LOUISE,	1219-117		3/16/2000		1,250,000	No	No			
EXPLORER DEVEL.	1107-181		3/1/1993	CHD>SALE	777,500	No	No			HOME PARTIAL AT ASS.

NARRATIVE DESCRIPTION
 This Parcel contains 1.99 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, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 8 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		
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
6/25/2021	R-21-0140	MANUAL	6,000	C				Weatherization/air
5/23/2014	5766	ROOF	18,960	C				Strip and re-roof
4/28/2014	5726	RENOVATI	200	C				Replace rotted sid
8/7/2000	2040	MANUAL	26,500	C	5/19/2001			rpl win,doors,fin

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/23/2010	MEAS+INSPCTD	618	G BOURGAULT
5/19/2001	MEAS+INSPCTD	615	
2/9/1996	MEAS+INSPCTD	606	
7/27/1995	INSPECTED	600	
7/7/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	
3/18/1994	INSPECTED	600	

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		0.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,590						4,600	

Total AC/HA:	1.98955	Total SF/SM:	86664.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	689,390	Spl Credit	Total:	689,400
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

