



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MEEKER DAVID
Owner 2:	
Owner 3:	
Street 1:	20 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HALL BRIAN J -
Owner 2:	HALL KATHERINE -
Street 1:	20 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.069 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 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	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 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		0.232		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									6,960						7,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,419,900	33,300	2.069	691,800	2,145,000
Total Card 1,419,900 33,300 2.069 691,800 2,145,000					
Total Parcel 1,419,900 33,300 2.069 691,800 2,145,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 275.92		/Parcel: 275.92	

Legal Description	User Acct
574	0
	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
2021	101	FV	1,397,600	33300	2.069	647,000	2,077,900	2,077,900	Year End Roll	10/15/2020
2020	101	FV	1,452,000	33300	2.069	671,000	2,156,300	2,156,300	Year End Roll	9/26/2019
2019	101	FV	1,410,000	33300	2.069	653,400	2,096,700	2,096,700	Create Final value 2019	6/4/2019
2018	101	FV	1,410,000	33300	2.069	653,400	2,096,700	2,096,700	Year End Roll	9/28/2017
2017	101	FV	1,250,500	33300	2.069	647,000	1,930,800	1,930,800	Year End Roll	9/29/2016
2016	101	FV	1,197,800	33300	2.069	628,600	1,859,700	1,859,700	Year End Roll	1/14/2016
2015	101	FV	1,186,700	33300	2.069	582,200	1,802,200	1,802,200	Year End	10/2/2014
2014	101	FV	1,108,900	33300	2.069	543,000	1,685,200	1,685,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALL BRIAN J,	1413-83		3/26/2012		1,735,000	No	No			
LANG ANITA F,	1312-29		11/30/2005		1,650,000	No	No			
ZIMMERMAN JOEL	1274-46		9/9/2003		1,600,000	No	No			
SCHLESINGER LEO	1238-56		6/18/2001		2,000,000	No	No			
SPAINHOUR, J. P	1143-60		7/12/1995		1,175,000	No	No			
GERGACZ DAVID	1113-63		7/13/1993		1,065,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/16/2013	5298	MANUAL	3,000	C				sheet metal work f
11/5/2012	5222	RENOVATI	140,000	C	6/13/2013			bmt & master bth r
9/17/2008	4045	POOL	10,000	C	6/2/2009			add hot tub/jaccuz
9/17/2008	4044	MANUAL	9,000	C	6/2/2009			additional fee for
5/8/2008	3936	ADDITION	142,000	C	6/2/2009			new addition/stair
5/11/2007	3677	POOL	35,000	C	6/19/2007			20x40 gunite ingro
5/22/2006	3428	SHED		C				Construct a shed
4/4/1996	917-96	ROOF	22,000	C	6/24/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2009	MEAS+INSPCTD	25	D ERSKINE
6/19/2007	MEAS/EXT INS	100	
3/14/2006	FIELDREV CHG	100	
12/10/2003	ABATE-INSPEC	600	
11/5/2002	M&L EXTERIOR	615	
9/26/2001	M&L COMPLETE	613	
3/23/1996	MEAS+INSPCTD	606	
2/9/1996	ENTRY DENIED	606	

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:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

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

Basic \$ / SQ:	103.00
Size Adj.:	0.85524470
Const Adj.:	1.01999998
Adj \$ / SQ:	89.852
Other Features:	118326
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1599039
Depreciation:	179092
Depreciated Total:	1419946

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
19	PATIO	D	Y		1 400	A	AV	1991	7.00	T	50	101			1,400			1,400
2	SHED/FR	D	Y		1 12x16	A	AV	2006	15.00	T	15	101			2,400			2,400
12	POOL I-G	D	Y		1 800	G	AV	2007	27.50	T	15	101			18,700			18,700
2	SHED/FR	D	Y		1 12x12	G	AV	2008	18.75	T	15	101			2,300			2,300
93	HOT TUB	D	Y		1 5	A	AV	2008	2,000.00	T	15	101			8,500			8,500

More:	N	Total Yard Items:	33,300	Total Special Features:		Total:	33,300
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BATH FEATURES

Full Bath:	5	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	11.2%
Functional:			
Economic:			
Special:			
Override:			
Total:			11.2%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.85524470
Const Adj.:	1.01999998
Adj \$ / SQ:	89.852
Other Features:	118326
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1599039
Depreciation:	179092
Depreciated Total:	1419946

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: 8	BR: 4	Baths: 5	HB: 1

REMODELING

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

RES BREAKDOWN

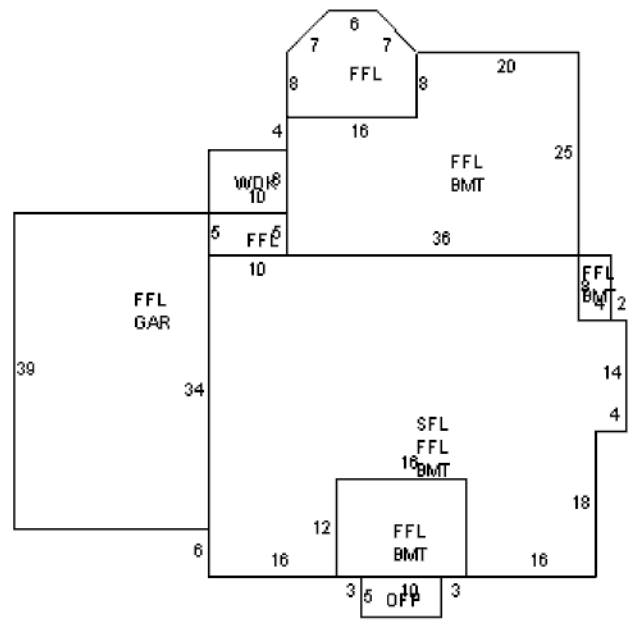
No Unit	RMS	BRS	FL
1	8	4	2
Totals:	1	8	4

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1363500.000
Juris. Factor:		Before Depr:		179.70
Special Features:	0	Val/Su Net:		148.98
Final Total:	1419900	Val/Su SzAd:		249.06

PARCEL ID

121 19 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,933	89.850	353,388	
BMT	BASEMENT	2,764	47.730	131,936	
SFL	2ND FLOOR	1,768	89.850	158,858	
GAR	GARAGE	936	36.000	33,696	
WDK	WOOD DECK	80	32.060	2,565	
OFFP	OPEN PORCH	50	15.000	750	
Net Sketched Area:		9,531	Total:	681,193	
Size Ad	5701	Gross Area	9531	FinArea	7774

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

IMAGE*AssessPro* Patriot Properties, Inc