



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SPILIAKOS TR JOHN S
Owner 2:	SPILIAKOS TR SOPHIA B
Owner 3:	JOHN S SPILIAKOS RES TR 2011
Street 1:	207 CHESHIRE WAY
Street 2:	
Twn/City:	NAPLES
St/Prov:	FL Cntry Own Occ: Y
Postal:	34110 Type:

PREVIOUS OWNER

Owner 1:	SPILIAKOS - JOHN S
Owner 2:	SPILIAKOS - SOPHIA B
Street 1:	29 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1816

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 Bd rms.

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		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,118,500	1,000	2.000	689,700	1,809,200
Total Card	1,118,500	1,000	2.000	689,700	1,809,200
Total Parcel	1,118,500	1,000	2.000	689,700	1,809,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		318.80	/Parcel: 318.80

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

GIS Ref
GIS Ref
Insp Date
08/04/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	1,100,600	1000	2.	644,900	1,746,500	1,746,500	Year End Roll	10/15/2020
2020	101	FV	1,143,300	1000	2.	668,900	1,813,200	1,813,200	Year End Roll	9/26/2019
2019	101	FV	1,109,900	1000	2.	651,300	1,762,200	1,762,200	Create Final value 2019	6/4/2019
2018	101	FV	1,081,700	1000	2.	651,300	1,734,000	1,734,000	Year End Roll	9/28/2017
2017	101	FV	958,800	1000	2.	644,900	1,604,700	1,604,700	Year End Roll	9/29/2016
2016	101	FV	918,100	1000	2.	626,500	1,545,600	1,545,600	Year End Roll	1/14/2016
2015	101	FV	909,400	1000	2.	580,100	1,490,500	1,490,500	Year End	10/2/2014
2014	101	FV	848,700	1000	2.	540,900	1,390,600	1,390,600	Year End Roll	1/23/2014

Parcel ID 121 40 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPILIAKOS,JOHN	1400-148		6/15/2011	FAMILY	10	No	No			1/2 INTEREST
SPILIAKOS,JOHN	1400-148		6/15/2011	FAMILY	10	No	No			1/2 INTEREST
SPILIAKOS JOHN	1066-74		6/15/2011	FAMILY	10	No	No			1/2 INTEREST
NELSON ST. REAL	1066-74		2/2/1990		350,000	Yes	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
09/30/21	18:34:48

LAST REV

Date	Time
10/04/19	12:12:02

USER DEFINED

Prior Id # 1:	25 20 9
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/9/2015	6052	ROOF	23,000	C				Strip and re-roof
11/3/1998	1572	SHED	2,000	C	4/14/1999			
4/1/1996	915-96	FINISH B	15,000	C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	INFO AT DOOR	622	K Cuoco
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/10/2001	M&L EXTERIOR	613	
4/14/1999	MEAS/EXT INS	602	
6/24/1997	MEAS/EXT INS	602	
2/9/1996	MEAS+INSPCTD	606	
1/7/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

