

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOLDMACHER KIMBERLY A
Owner 2:	GOLDMACHER GREGORY V
Owner 3:	
Street 1:	4 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1800 Type:

PREVIOUS OWNER

Owner 1:	WOLFSBERG - SONJA A
Owner 2:	-
Street 1:	4 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1800

NARRATIVE DESCRIPTION

This Parcel contains 1.8 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, 2 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

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		78388.28		SQUARE FE	PRIME SITE		0	9.25	1.014	R4									735,528						735,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,381,900	13,700	1.800	735,500	2,131,100
Total Card		1,381,900	13,700	1.800	735,500
Total Parcel		1,381,900	13,700	1.800	735,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		335.32	/Parcel: 335.32

Legal Description	User Acct
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
2022	101	FV	1,228,700	6000	1.8	680,700	1,915,400	1,915,400	Year End Roll	10/19/2021
2021	101	FV	1,378,900	6000	1.8	636,100	2,021,000	2,021,000	Year End Roll	10/15/2020
2020	101	FV	1,509,000	6000	1.8	660,000	2,175,000	2,175,000	Year End Roll	9/26/2019
2019	101	FV	1,511,300	6000	1.8	642,500	2,159,800	2,159,800	Create Final value 2019	6/4/2019
2018	101	FV	1,511,300	6000	1.8	642,500	2,159,800	2,159,800	Year End Roll	9/28/2017
2017	101	FV	1,401,900	6000	1.8	636,100	2,044,000	2,044,000	Year End Roll	9/29/2016
2016	101	FV	1,365,300	6000	1.8	617,800	1,989,100	1,989,100	Year End Roll	1/14/2016
2015	101	FV	1,352,200	6000	1.8	571,700	1,929,900	1,929,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WOLFSBERG,SONJA	1559-57		6/29/2020		1,837,500	No	No			
WOLFSBERG JAMES	1279-111		1/8/2004	CONVENIENC	100	Yes	No			
WB+T REALTY COR	1097-136		7/10/1992		250,000	Yes	No			NEW HOME AFTER SALE

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2021	R-21-0124	FENCE	10,000	C				Install fence per
12/9/2020	R-20-0222	MANUAL	12,000	C	12/18/2020			Weatherization/air
11/13/2020	R-20-0207	SOLAR PA	47,113	C				Install 30 roof mo
4/16/1999	1683	POOL	18,000	C	5/29/1999			5/31/00 100%
4/14/1999	1676	POOL HOU	87,000	C	5/29/1999			5/31/00 100%
11/19/1996	1091-96	FINISH B	55,000	C	7/2/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2021	INFO FR MLS	625	J Frank
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
5/31/2000	MEAS+INSPCTD	610	
5/29/1999	MEAS/EXT INS	602	
7/2/1997	MEAS+INSPCTD	602	
6/14/1994	FIELDREV CHG	600	
1/18/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	25 20 1
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:	

