

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 21 | | GARLAND RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CLARK JOSEPH G |
| Owner 2: | GRECO KATHLEEN M |
| Owner 3: | |
| Street 1: | 21 GARLAND RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------------|
| Owner 1: | Lintott Tr - James |
| Owner 2: | - |
| Street 1: | C/O Sterling Foundation Mgmt |
| Twn/City: | Herndon |
| St/Prov: | VA Cntry |
| Postal: | 20171 |

NARRATIVE DESCRIPTION

This Parcel contains 2.01 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 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 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 | 9.25 | 1.000 | R4 | | | | | | | | | 740,000 | | | | | | 740,000 | |
| 101 | ONE FAM | | 0.173 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 5,190 | | | | | | 5,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 1,588,900 | | 2.010 | 745,200 | 2,334,100 |
| Total Card | | 1,588,900 | 2.010 | 745,200 | 2,334,100 |
| Total Parcel | | 1,588,900 | 2.010 | 745,200 | 2,334,100 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 317.56 | | /Parcel: 317.56 | |

| 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 | 1,407,100 | 0 | 2.01 | 690,000 | 2,097,100 | 2,097,100 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 1,392,500 | 0 | 2.01 | 645,200 | 2,037,700 | 2,037,700 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 1,447,700 | 0 | 2.01 | 669,200 | 2,116,900 | 2,116,900 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,412,300 | 0 | 2.01 | 651,600 | 2,063,900 | 2,063,900 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 1,412,300 | 0 | 2.01 | 651,600 | 2,063,900 | 2,063,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,255,600 | 0 | 2.01 | 645,200 | 1,900,800 | 1,900,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,204,800 | 0 | 2.01 | 626,800 | 1,831,600 | 1,831,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 1,194,700 | 0 | 2.01 | 580,400 | 1,775,100 | 1,775,100 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|------------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| Lintott Tr, Jame | 1425-35 | | 10/19/2012 | | 1,550,000 | No | No | | | |
| MASSACHUSETTS R | 1299-20 | | 4/19/2005 | | 2,150,000 | No | No | | | |
| CARR BRADLEY R, | 1299-19 | | 4/19/2005 | CONVENIENC | 2,150,000 | No | No | | | |
| COLE J DANIEL, | 1271-24 | | 7/11/2003 | | 1,800,000 | No | No | | | |
| BARTH, JEFFREY | 1139-151 | | 4/11/1995 | CHD>SALE | 1,450,000 | No | No | | DOC. 971576 | |
| J + M REALTY TR | 1061-129 | | 9/15/1989 | | 1,400,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|---------|----------|--------|-----|------------|----------|----------|--------------|
| 11/14/2000 | 2128 | MANUAL | 35,000 | C | 5/25/2001 | | | rebuild deck |
| 10/3/1996 | 1057-96 | MANUAL | 15,000 | C | 6/24/1997 | | | MUDROOM |
| 8/22/1995 | 792-95 | FINISH B | 64,000 | C | 2/5/1996 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 12/4/2012 | MEAS+INSPCTD | 618 | G BOURGAULT |
| 11/17/2010 | MEAS+INSPCTD | 25 | D ERSKINE |
| 11/12/2005 | MEAS/EXT INS | 615 | |
| 5/25/2001 | MEAS/EXT INS | 615 | |
| 6/24/1997 | MEAS+INSPCTD | 602 | |
| 2/5/1996 | MEAS+INSPCTD | 606 | |
| 7/20/1995 | INSPECTED | 600 | |
| 4/27/1994 | FIELDREV CHG | 600 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

| | |
|---------------|----------|
| Prior Id # 1: | 25 20 10 |
| 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: | |

