

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEE JEREMIAH
Owner 2:	
Owner 3:	
Street 1:	15 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1816 Type:

PREVIOUS OWNER

Owner 1:	MITCHELL - KENNETH
Owner 2:	MITCHELL - TARA LYNN
Street 1:	15 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1816

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1988, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 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	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,473,400	6,800	2.200	750,900	2,231,100
Total Card	1,473,400	6,800	2.200	750,900	2,231,100
Total Parcel	1,473,400	6,800	2.200	750,900	2,231,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		288.23	/Parcel: 288.23

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	1,296,000	11300	2.2	695,700	2,003,000	2,003,000	Year End Roll	10/19/2021
2021	101	FV	1,215,500	11300	2.2	650,900	1,877,700	1,877,700	Year End Roll	10/15/2020
2020	101	FV	1,205,500	11300	2.2	674,900	1,891,700	1,891,700	Year End Roll	9/26/2019
2019	101	FV	1,095,000	11300	2.2	657,300	1,763,600	1,763,600	Create Final value 2019	6/4/2019
2018	101	FV	1,095,000	11300	2.2	657,300	1,763,600	1,763,600	Year End Roll	9/28/2017
2017	101	FV	1,066,200	11300	2.2	650,900	1,728,400	1,728,400	Year End Roll	9/29/2016
2016	101	FV	1,026,400	11300	2.2	632,500	1,670,200	1,670,200	Year End Roll	1/14/2016
2015	101	FV	1,356,000	11300	2.2	586,100	1,953,400	1,953,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MITCHELL,KENNET	1455-105		7/1/2014		1,690,000	No	No			
MITCHELL KENNET	1293-167		12/6/2004	CONVENIENC	100	No	No			
BROWN ALBERT H,	1281-69		3/1/2004		1,875,000	No	No			
TERRELL, DOROTH	1444-156		8/15/1995	CONVENIENC		No	No			
YU, SHENG HSIUN	1144-155		8/15/1995		1,300,000	No	No			
J + M REALTY TR	1044-48		5/23/1988		1,250,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2012	5210	SOLAR PA	22,000	C				install roof mount
8/21/1997	1260	WDK	8,000	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS+INSPCTD	25	D ERSKINE
5/11/2005	MEAS/EXT INS	600	
9/10/2001	M&L COMPLETE	613	
3/17/1998	MEAS/EXT INS	602	
2/5/1996	MEAS+INSPCTD	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:	7 - BRICK
Sec Wall:	
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1988 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:	A - ABV AVG	
Prim Floors:	3 - HARDWOOD	
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	14 - HVAC	
# Heat Sys:	1	
% Heated:	100 % AC:	100
Solar HW:	NO Central Vac:	Yes
% Com Wal:	0 % Sprinkled:	0

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
27	TENNIS C	D	Y	1	100x55	A	AV	1990	4.09	T	70	101			6,800			6,800

More:	N	Total Yard Items:	6,800	Total Special Features:		Total:	6,800
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BATH FEATURES

Full Bath:	4	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	6	Rating:	AVERAGE

OTHER FEATURES

Kits:	2	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	5	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	17	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		17	%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.85302198
Const Adj.:	1.12414193
Adj \$ / SQ:	113.152
Other Features:	152557
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1775183
Depreciation:	301781
Depreciated Total:	1473402

COMMENTS

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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												

REMODELING

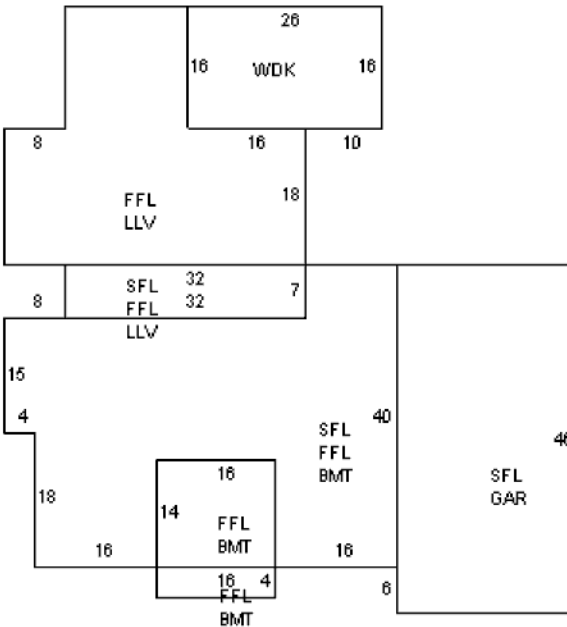
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	4	
Totals			
1			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1924159.061
Juris. Factor:		Before Depr:		181.04
Special Features:	0	Val/Su Net:		142.55
Final Total:	1473400	Val/Su SzAd:		252.99

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,992	113.150	338,552	
SFL	2ND FLOOR	2,832	113.150	320,447	
BMT	BASEMENT	1,792	45.260	81,108	
LLV	LOWR LEVEL	1,200	141.440	169,728	
GAR	GARAGE	1,104	36.000	39,744	
WDK	WOOD DECK	416	17.680	7,353	
Net Sketched Area:	10,336	Total:	956,932		
Size Ad	5824	Gross Area	10336	FinArea	7741

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	
LLV	100	FLA	100	A	0

IMAGE**AssessPro** Patriot Properties, Inc**PARCEL ID**

121 42 0