

**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 Infru	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		0.232		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	Legal Description	User Acct
101	1,593,700	23,900	2.069	747,000	2,364,600	574	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel:		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	1,419,900	33300	2.069	691,800	2,145,000	2,145,000	Year End Roll	10/19/2021
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

**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



**USER DEFINED**

Prior Id # 1:	25 20 5
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:	

