



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	26 GARLAND ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	26 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	PANTAZIS - NINA
Owner 2:	-
Street 1:	26 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1989, Having Primarily BRICK VENR Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,723,500		1.900	741,900	2,465,400
Total Card	1,723,500		1.900	741,900	2,465,400
Total Parcel	1,723,500		1.900	741,900	2,465,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		334.72	/Parcel: 334.72

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	1,525,100	0	1.9	686,700	2,211,800	2,211,800	Year End Roll	10/19/2021
2021	101	FV	1,501,500	0	1.9	641,900	2,143,400	2,143,400	Year End Roll	10/15/2020
2020	101	FV	1,559,900	0	1.9	665,900	2,225,800	2,225,800	Year End Roll	9/26/2019
2019	101	FV	1,515,100	0	1.9	648,300	2,163,400	2,163,400	Create Final value 2019	6/4/2019
2018	101	FV	1,515,100	0	1.9	648,300	2,163,400	2,163,400	Year End Roll	9/28/2017
2017	101	FV	1,343,800	0	1.9	641,900	1,985,700	1,985,700	Year End Roll	9/29/2016
2016	101	FV	1,287,200	0	1.9	623,500	1,910,700	1,910,700	Year End Roll	1/14/2016
2015	101	FV	1,275,400	0	1.9	577,100	1,852,500	1,852,500	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANTAZIS,NINA	1547-99		8/1/2019	CONVENIENC	99	No	No			
PANTAZIS JOHN A	1378-56		12/7/2009	FAMILY	1	No	No			
ROSENBLATT MAX	1033928		6/17/1997		1,200,000	No	No			
ROSENBLATT, MAX	1149-178		12/18/1995	CONVENIENC		No	No		SAME OWNERS	
NELSON ST. REAL	1067-33		3/2/1990		1,275,000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/24/2013	5560	ROOF	24,000	C				strip & re-roof dw
4/7/2004	2880	MANUAL	74,000	C	6/19/2004			covered ent & add
3/3/1999	1651	RENOVATI	47,000	C	6/5/1999			basement
2/17/1995	671-95	ROOF	30,000	C	8/18/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS+INSPCTD	25	D ERSKINE
5/13/2005	MEAS/EXT INS	615	
6/19/2004	MEAS/EXT INS	615	
9/10/2001	M&L COMPLETE	613	
6/5/1999	MEAS+INSPCTD	602	
2/10/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

