

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 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 | 11.4 | 1.000 | R4 | | | | | | | | | 912,000 | | | | | | 912,000 | |
| 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 | 1,604,900 | 23,900 | 2.069 | 919,000 | 2,547,800 | 574 | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 06/13/13 |
| Total Card | | | | | | | Entered Lot Size |
| Total Parcel | | | | | | | Total Land: |
| Source: Market Adj Cost | | | | | | | Land Unit Type: |
| Total Value per SQ unit /Card: 327.73 | | | | | | | /Parcel: 327.73 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 101 | FV | 1,593,700 | 23900 | 2.069 | 747,000 | 2,364,600 | 2,364,600 | Year end | 11/3/2022 |
| 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 |

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 |
|------------|------------|----------|---------|-----|------------|----------|----------|--------------------|
| 10/25/2022 | TR-22-0001 | MANUAL | 50,000 | C | | | | Trench for removal |
| 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: | |

EXTERIOR INFORMATION

| | | |
|---------------|---|-------------|
| Type: | 6 | - COLONIAL |
| Sty Ht: | 2 | - 2 |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 1 | - CONCRETE |
| Frame: | 1 | - WOOD |
| Prime Wall: | 2 | - CLAPBOARD |
| Sec Wall: | | |
| Roof Struc: | 1 | - GABLE |
| Roof Cover: | 1 | - ASPHALT |
| Color: | | |
| View / Desir: | | |

GENERAL INFORMATION

| | | |
|---------------|------|-------------|
| Grade: | A | - VERY GOOD |
| Year Blt: | 1991 | Eff Yr Blt: |
| Alt LUC: | | Alt %: |
| Jurisdct: | | Fact: |
| Const Mod: | | |
| Lump Sum Adj: | | |

INTERIOR INFORMATION

| | | |
|---------------|-----|------------------|
| Avg Ht/FL: | STD | |
| Prim Int Wal: | 2 | - PLASTER |
| Sec Int Wall: | | |
| Partition: | E | - EXTNSIVE |
| Prim Floors: | 3 | - HARDWOOD |
| Sec Floors: | | |
| Bsmnt Flr: | | |
| Bsmnt Gar: | 3 | |
| Electric: | 3 | - TYPICAL |
| Insulation: | 2 | - TYPICAL |
| Int vs Ext: | S | |
| Heat Fuel: | 2 | - GAS |
| Heat Type: | 1 | - FORCED H/A |
| # Heat Sys: | 1 | |
| % Heated: | 100 | % AC: 100 |
| Solar HW: | NO | Central Vac: Yes |
| % Com Wal: | 0 | % Sprinkled 0 |

BATH FEATURES

| | | |
|------------|---|-----------------|
| Full Bath: | 5 | Rating: GOOD |
| A Bath: | | Rating: |
| 3/4 Bath: | | Rating: |
| A 3QBth: | | Rating: |
| 1/2 Bath: | 1 | Rating: AVERAGE |
| A HBth: | | Rating: |
| OthrFix: | 2 | Rating: AVERAGE |

OTHER FEATURES

| | | |
|---------|---|-----------------|
| Kits: | 1 | Rating: GOOD |
| A Kits: | | Rating: |
| Frpl: | 3 | Rating: AVERAGE |
| WSFlue: | | Rating: |

CONDO INFORMATION

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

DEPRECIATION

| | | | |
|-------------|----|--------|-------|
| Phys Cond: | GD | - Good | 10.0% |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | | 10.8% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 119.00 |
| Size Adj.: | 0.85524470 |
| Const Adj.: | 1.01999998 |
| Adj \$ / SQ: | 103.810 |
| Other Features: | 118326 |
| Grade Factor: | 2.00 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 1799173 |
| Depreciation: | 194311 |
| Depreciated Total: | 1604862 |

COMMENTS

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 | RM: 8 | BR: 4 | Baths: 5 | HB 1 |

REMODELING

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

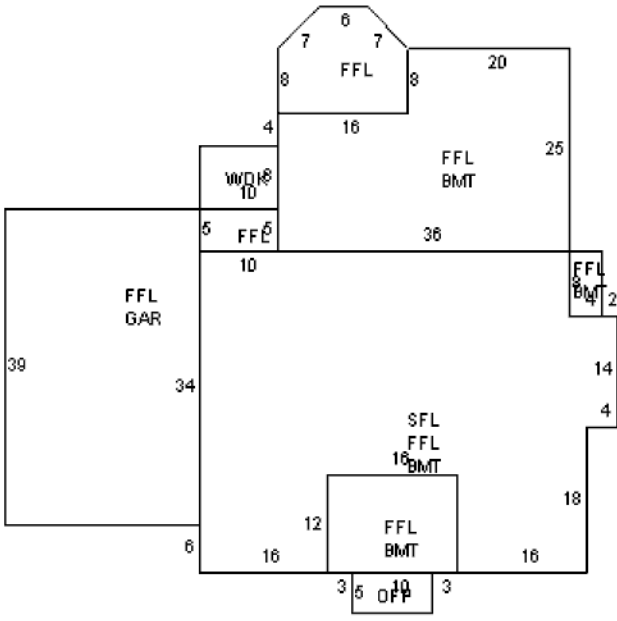
RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------------|-----|-----|----|
| 1 | 8 | 4 | 2 |
| Totals | | | |
| 1 | 8 | 4 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|------|---------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val 1363500.000 |
| Juris. Factor: | | Before Depr: | | 207.62 |
| Special Features: | 0 | Val/Su Net: | | 168.39 |
| Final Total: | 1604900 | Val/Su SzAd | | 281.51 |

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 3,933 | 103.810 | 408,283 | |
| BMT | BASEMENT | 2,764 | 55.150 | 152,431 | |
| SFL | 2ND FLOOR | 1,768 | 103.810 | 183,535 | |
| GAR | GARAGE | 936 | 36.000 | 33,696 | |
| WDK | WOOD DECK | 80 | 32.060 | 2,565 | |
| OFF | OPEN PORCH | 50 | 15.000 | 750 | |
| Net Sketched Area: | | 9,531 | Total: | 781,260 | |
| Size Ad | 5701 | Gross Area | 9531 | FinArea | 7774 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | FLA | 75 | A | 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 19 | PATIO | D | Y | 1 | 400 | A | AV | 1991 | 14.00 | T | 70 | 101 | | | 1,700 | | | 1,700 |
| 2 | SHED/FR | D | Y | 1 | 12x16 | A | AV | 2006 | 15.00 | T | 50 | 101 | | | 1,400 | | | 1,400 |
| 12 | POOL I-G | D | Y | 1 | 800 | G | AV | 2007 | 27.50 | T | 40 | 101 | | | 13,200 | | | 13,200 |
| 2 | SHED/FR | D | Y | 1 | 12x12 | G | AV | 2008 | 18.75 | T | 40 | 101 | | | 1,600 | | | 1,600 |
| 93 | HOT TUB | D | Y | 1 | 5 | A | AV | 2008 | 2,000.00 | T | 40 | 101 | | | 6,000 | | | 6,000 |

More: **N** | Total Yard Items: **23,900** | Total Special Features: | Total: **23,900**

IMAGE

AssessPro Patriot Properties, Inc

