



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	26 GARLAND ROAD LLC
Owner 2:	C/O JOHN A PANTAZIS
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	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 Influ	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		0.063		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	Legal Description	User Acct
101	1,735,500		1.900	913,900	2,649,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 359.70						/Parcel: 359.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,723,500	0	1.9	741,900	2,465,400	2,465,400	Year end	11/3/2022
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

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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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

