



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NAJJAR TR MICHAEL E
Owner 2:	
Owner 3:	EDWARD G NAJJAR PER RES TRUST
Street 1:	340 EAST 72nd STREET APT 12S
Street 2:	
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: Y
Postal:	10021 Type:

PREVIOUS OWNER

Owner 1:	NAJJAR EDWARD G -
Owner 2:	-
Street 1:	30 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1800

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,151,900		2.000	916,900	2,068,800
Total Card	1,151,900		2.000	916,900	2,068,800
Total Parcel	1,151,900		2.000	916,900	2,068,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		354.98	/Parcel: 354.98

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
04/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,144,000	0	2.	744,900	1,888,900	1,888,900	Year end	11/3/2022
2022	101	FV	1,003,500	0	2.	689,700	1,693,200	1,693,200	Year End Roll	10/19/2021
2021	101	FV	968,800	0	2.	644,900	1,613,700	1,613,700	Year End Roll	10/15/2020
2020	101	FV	960,800	0	2.	668,900	1,629,700	1,629,700	Year End Roll	9/26/2019
2019	101	FV	938,700	0	2.	651,300	1,590,000	1,590,000	Create Final value 2019	6/4/2019
2018	101	FV	938,700	0	2.	651,300	1,590,000	1,590,000	Year End Roll	9/28/2017
2017	101	FV	873,400	0	2.	644,900	1,518,300	1,518,300	Year End Roll	9/29/2016
2016	101	FV	847,600	0	2.	626,500	1,474,100	1,474,100	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NAJJAR EDWARD G	1282-191		4/20/2004	CONVENIENC		1	No	No		
J + M REALTY TR	1056-145		5/1/1989		1,175,000	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
09/13/23	18:57:42

LAST REV

Date	Time
02/24/20	09:09:29
apro	
1008	

USER DEFINED

Prior Id # 1:	25 20 7
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:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/1/2015	6067	ROOF	22,670	C				Strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
11/5/2002	M&L EXTERIOR	615	
9/10/2001	ENTRY DENIED	613	
3/23/1996	MEAS+INSPCTD	606	
2/10/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

