



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 34 | | GARLAND RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | ANDONIAN SAMUEL J |
| Owner 2: | ANDONIAN JENNIFER L |
| Owner 3: | |
| Street 1: | 34 GARLAND RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1800 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily WOOD 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 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 | 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 | 1,405,600 | | 2.000 | 916,900 | 2,322,500 |
| Total Card | | 1,405,600 | 2.000 | 916,900 | 2,322,500 |
| Total Parcel | | 1,405,600 | 2.000 | 916,900 | 2,322,500 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 452.64 | | /Parcel: 452.64 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | GIS Ref |
| | GIS Ref |
| 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 |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 101 | FV | 1,396,300 | 0 | 2. | 744,900 | 2,141,200 | 2,141,200 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 1,244,400 | 0 | 2. | 689,700 | 1,934,100 | 1,934,100 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 1,229,700 | 0 | 2. | 644,900 | 1,874,600 | 1,874,600 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 1,278,200 | 0 | 2. | 668,900 | 1,947,100 | 1,947,100 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,245,400 | 0 | 2. | 651,300 | 1,896,700 | 1,896,700 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 1,289,700 | 0 | 2. | 651,300 | 1,941,000 | 1,941,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,146,900 | 0 | 2. | 644,900 | 1,791,800 | 1,791,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,100,600 | 0 | 2. | 626,500 | 1,727,100 | 1,727,100 | Year End Roll | 1/14/2016 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|------------|-----------|------------|-----|-----|-------|
| TSE JOSEPH + JU | 1127-188 | | 6/10/1994 | | 331,000 | Yes | No | |
| TSE JOSEPH/JULI | 1088-98 | | 11/18/1991 | OTHER | 250,000 | No | No | |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|-------------------|
| 10/15/2015 | 6254 | ROOF | 28,000 | C | | | | Strip and re-roof |
| 6/9/1994 | 485-94 | NEW HOME | 275,000 | C | 8/29/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 6/10/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 9/10/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/5/2002 | M&L EXTERIOR | 615 | |
| 9/10/2001 | M&L EXTERIOR | 613 | |
| 2/9/1996 | ENTRY DENIED | 606 | |
| 8/29/1995 | PERMIT VISIT | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 25 20 8 |
| 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: | |

