Map	Lot	Sublot	Building	Unit	CARD
121	41	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,776,800	/	2,776,800
USE VALUE:	2,776,800	/	2,776,800
ASSESSED:	2,776,800	/	2,776,800

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	CLARK JOSEPH G		
Owner 2:	GRECO KATHLEEN M		
Owner 3:			
Street 1:	21 GARLAND RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	Lintott Tr - James
Owner 2:	-
Street 1:	C/O Sterling Foundation Mgmt
Twn/City:	Herndon
St/Prov:	VA Cntry
Postal:	20171

NARRATIVE DESCRIPTION

This parcel contains 2.01 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1989, having primarily CLAPBOARD Exterior and 7350 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.010	1,812,300		964,500	2,776,800
Total Card	2.010	1,812,300		964,500	2,776,800
Total Parcel	2.010	1,812,300		964,500	2,776,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.80 | /Parcel: 377.80

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 12/12/24

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 121 41 0

!997!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,660,300	0	2.01	936,500	2,596,800		Year End Roll	12/2/2024
2024	101	FV	1,599,200	0	2.01	917,200	2,516,400		Year end	11/9/2023
2023	101	FV	1,588,900	0	2.01	745,200	2,334,100	2,334,100	Year end	11/3/2022
2022	101	FV	1,407,100	0	2.01	690,000	2,097,100	2,097,100	Year End Roll	10/19/2021
2021	101	FV	1,392,500	0	2.01	645,200	2,037,700	2,037,700	Year End Roll	10/15/2020
2020	101	FV	1,447,700	0	2.01	669,200	2,116,900	2,116,900	Year End Roll	9/26/2019
2019	101	FV	1,412,300	0	2.01	651,600	2,063,900	2,063,900	Create Final va	6/4/2019
2018	101	FV	1,412,300	0	2.01	651,600	2,063,900	2,063,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:38:03

LAST REV

Date	Time
01/07/25	12:51:22

apro

997

USER DEFINED

Prior Id # 1:	25 20 10
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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Lintott Tr,Jame	1425-35		10/19/2012		1,550,000	No	No		
MASSACHUSETTS R	1299-20		4/19/2005		2,150,000	No	No		
CARR BRADLEY R,	1299-19		4/19/2005	CONVENIENC	2,150,000	No	No		
COLE J DANIEL,	1271-24		7/11/2003		1,800,000	No	No		
BARTH, JEFFREY	1139-151		4/11/1995	CHD>SALE	1,450,000	No	No		DOC. 971576
J + M REALTY TR	1061-129		9/15/1989		1,400,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2000	2128	MANUAL	35,000	C	5/25/2001			rebuild deck
10/3/1996	1057-96	MANUAL	15,000	C	6/24/1997			MUDROOM
8/22/1995	792-95	FINISH B	64,000	C	2/5/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
12/4/2012	MEAS+INSPCTD	618	G BOURGAULT
11/17/2010	MEAS+INSPCTD	25	D ERSKINE
11/12/2005	MEAS/EXT INS	615	
5/25/2001	MEAS/EXT INS	615	
6/24/1997	MEAS+INSPCTD	602	
2/5/1996	MEAS+INSPCTD	606	
7/20/1995	INSPECTED	600	
4/27/1994	FIELDREV CHG	600	

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

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.173		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									6,055						6,100	

Total AC/HA:	2.00955	Total SF/SM:	87536	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	964,455	Spl Credit		Total:	964,500

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 Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

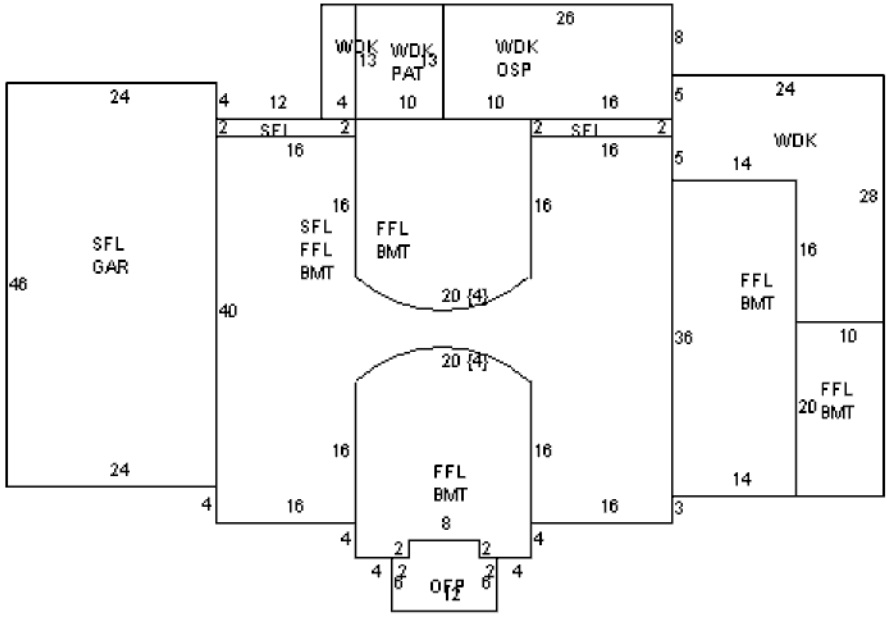
OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	5	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

BSMT EXC QUALITY HARDWOOD MARBLE GRANITE FINISH W/FRPLE WALKOUT AND EXTRASINK.. Per MLS re: 2005 sale---new gourmet kitchen..

SKETCH



GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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	RMs:	10	BRs:	4	Baths:	5	HB	1				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	A - ABV AVG		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.5	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	2
Totals			
1	10	4	

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.85341263
Const Adj.:	1.00999999
Adj $ / SQ:	111.191
Other Features:	157843
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2047779
Depreciation:	235495
Depreciated Total:	1812284

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1542700.000

Juris. Factor:		Before Depr:	222.38
Special Features:	0	Val/Su Net:	157.24
Final Total:	1812300	Val/Su SzAd	312.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	3,096	48.650	150,608
FFL	1ST FLOOR	3,096	111.190	344,248
SFL	2ND FLOOR	2,706	111.190	300,883
GAR	GARAGE	1,104	38.520	42,526
WDK	WOOD DECK	968	16.820	16,284
OSP	SCRN PORCH	338	24.070	8,137
PAT	PATIO	130	14.980	1,947
OFP	OPEN PORCH	88	16.050	1,412
Net Sketched Area:		11,526	Total:	866,045
Size Ad	5802	Gross Area	11526	FinArea	7350

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121 41 0

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	