Map	Lot	Sublot	Building	Unit	CARD
121	43	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,285,100	/	2,285,100
USE VALUE:	2,285,100	/	2,285,100
ASSESSED:	2,285,100	/	2,285,100

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	PEYER SHARON A		
Owner 2:			
Owner 3:			
Street 1:	9 GARLAND RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-1816	Type:	

PREVIOUS OWNER

Owner 1:	ABELL SCOTT A -
Owner 2:	-
Street 1:	9 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1816

NARRATIVE DESCRIPTION

This parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 6203 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 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	2.300	1,310,500		974,600	2,285,100
Total Card	2.300	1,310,500		974,600	2,285,100
Total Parcel	2.300	1,310,500		974,600	2,285,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.37 | /Parcel: 368.37

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 43 0

!999!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,240,800	0	2.3	946,600	2,187,400		Year End Roll	12/2/2024
2024	101	FV	1,189,300	0	2.3	925,900	2,115,200		Year end	11/9/2023
2023	101	FV	1,181,300	0	2.3	753,900	1,935,200	1,935,200	Year end	11/3/2022
2022	101	FV	1,057,400	0	2.3	698,700	1,756,100	1,756,100	Year End Roll	10/19/2021
2021	101	FV	1,022,600	0	2.3	653,900	1,676,500	1,676,500	Year End Roll	10/15/2020
2020	101	FV	1,014,400	0	2.3	677,900	1,692,300	1,692,300	Year End Roll	9/26/2019
2019	101	FV	992,600	0	2.3	660,300	1,652,900	1,652,900	Create Final va	6/4/2019
2018	101	FV	992,600	0	2.3	660,300	1,652,900	1,652,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:38:16

LAST REV

Date	Time
05/13/25	14:43:05

blakeley

USER DEFINED

Prior Id # 1:	25 20 12
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. 999

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABELL SCOTT A,	1334-63		3/8/2007		1,445,000	No	No		
WILLIAMS JOHN D	1284-53		5/12/2004	CHD>SALE	1,578,750	No	No		
EXPLORER DEVEL.	1115-79		8/20/1993		855,000	No	No		NEW HOME BEFORE SALE

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2024	R-24-0212	ROOF	32,000	C				Strip & re-roof
11/12/2013	5598	RENOVATI	18,500	C	5/8/2014			bath remodel 100 s
4/23/2007	3660	RENOVATI	60,000	C	6/2/2009			reno 3 full & 2hal
9/24/2004	3047	RENOVATI	61,000	C	5/19/2005			reno kitchen & fam
8/16/2004	3006	FINISH B	101,000	C	5/19/2005			fin basement w/bat

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
5/8/2014	MEAS/EXT INS	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	
6/19/2007	MEAS/EXT INS	100	
5/19/2005	MEAS+INSPCTD	615	
4/19/2005	MEAS/EXT INS	600	
9/8/2001	M&L COMPLETE	613	
2/5/1996	MEAS+INSPCTD	606	

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		0.463		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									16,205						16,200	

Total AC/HA:	2.29955	Total SF/SM:	100168	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	974,605	Spl Credit		Total:	974,600

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:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

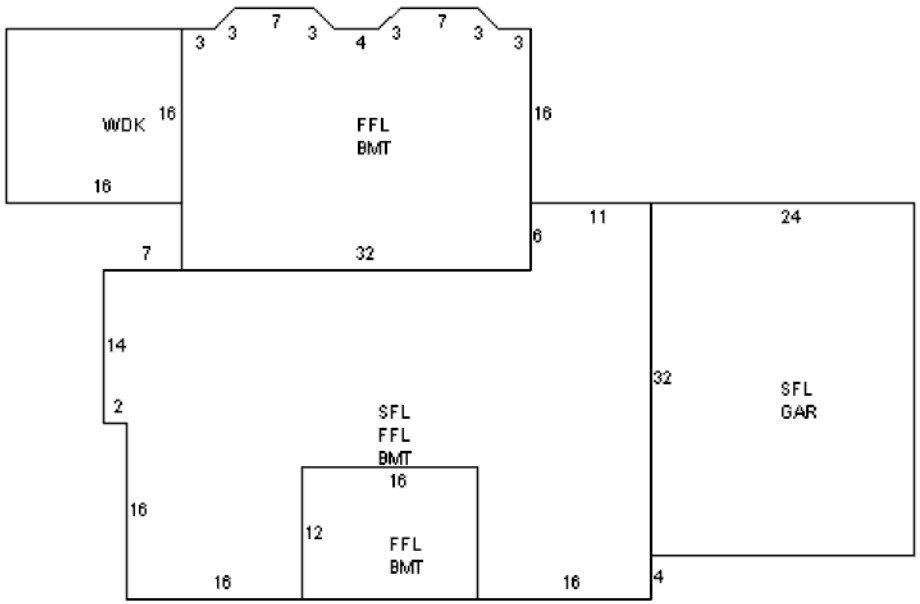
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

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:	11	BRs:	6	Baths:	4	HB	1				

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.1	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	1
Totals			
1	11	6	

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.88686132
Const Adj.:	1.05059993
Adj $ / SQ:	120.194
Other Features:	120712
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1457716
Depreciation:	147229
Depreciated Total:	1310486

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1544674.007

Juris. Factor:		Before Depr:	210.34
Special Features:	0	Val/Su Net:	170.59
Final Total:	1310500	Val/Su SzAd	298.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,274	66.110	150,327
FFL	1ST FLOOR	2,274	120.190	273,321
SFL	2ND FLOOR	2,110	120.190	253,609
GAR	GARAGE	768	38.520	29,583
WDK	WOOD DECK	256	21.200	5,428

Net Sketched Area:	7,682			Total:	712,268
Size Ad	4384	Gross Area	7682	FinArea	6203

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121 43 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:	

IMAGE

AssessPro Patriot Properties, Inc