

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOYLE JOSEPH J
Owner 2:	DOYLE MICHELLE A
Owner 3:	
Street 1:	3 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SPENCER JOHN K III -
Owner 2:	SPENCER PATRICIA G -
Street 1:	3 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 6090 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Infl	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		0.153		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									5,355						5,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.990	1,245,300		963,800	2,209,100
Total Card		1.990	1,245,300	963,800	2,209,100
Total Parcel		1.990	1,245,300	963,800	2,209,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 362.77		/Parcel: 362.77	

Legal Description
582
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
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
2025	101	FV	1,178,100	0	1.99	935,800	2,113,900		Year End Roll	12/2/2024
2024	101	FV	1,129,100	0	1.99	916,600	2,045,700		Year end	11/9/2023
2023	101	FV	1,121,500	0	1.99	744,600	1,866,100	1,866,100	Year end	11/3/2022
2022	101	FV	1,003,000	0	1.99	689,400	1,692,400	1,692,400	Year End Roll	10/19/2021
2021	101	FV	969,600	0	1.99	644,600	1,614,200	1,614,200	Year End Roll	10/15/2020
2020	101	FV	961,700	0	1.99	668,600	1,630,300	1,630,300	Year End Roll	9/26/2019
2019	101	FV	940,600	0	1.99	651,000	1,591,600	1,591,600	Create Final va	6/4/2019
2018	101	FV	940,600	0	1.99	651,000	1,591,600	1,591,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPENCER JOHN K	1388-107		8/11/2010		1,270,000	No	No		
DUTKA LOUISE,	1219-117		3/16/2000		1,250,000	No	No		
EXPLORER DEVEL.	1107-181		3/1/1993	CHD>SALE	777,500	No	No		HOME PARTIAL AT ASS.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2021	R-21-0140	MANUAL	6,000	C	11/8/2021			Weatherization/air
5/23/2014	5766	ROOF	18,960	C				Strip and re-roof
4/28/2014	5726	RENOVATI	200	C				Replace rotted sid
8/7/2000	2040	MANUAL	26,500	C	5/19/2001			rpl win,doors,fin

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/23/2010	MEAS+INSPECT	618	G BOURGAULT
5/19/2001	MEAS+INSPECT	615	
2/9/1996	MEAS+INSPECT	606	
7/27/1995	INSPECTED	600	
7/7/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	
3/18/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



