

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COOPER THOMAS F
Owner 2:	
Owner 3:	
Street 1:	16 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 COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 6945 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 12 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	A	SEPTIC
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		0.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									5,705						5,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.000	2,097,500	5,100	964,100	3,066,700
Total Card 2.000 2,097,500 5,100 964,100 3,066,700					
Total Parcel 2.000 2,097,500 5,100 964,100 3,066,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 441.59		/Parcel: 441.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,817,400	4800	2.	936,100	2,758,300		Year End Roll	12/2/2024
2024	101	FV	1,722,500	4800	2.	916,900	2,644,200		Year end	11/9/2023
2023	101	FV	1,711,200	4800	2.	744,900	2,460,900	2,460,900	Year end	11/3/2022
2022	101	FV	1,536,600	4800	2.	689,700	2,231,100	2,231,100	Year End Roll	10/19/2021
2021	101	FV	1,446,500	4800	2.	644,900	2,096,200	2,096,200	Year End Roll	10/15/2020
2020	101	FV	1,583,500	4800	2.	668,900	2,257,200	2,257,200	Year End Roll	9/26/2019
2019	101	FV	1,593,700	4800	2.	651,300	2,249,800	2,249,800	Create Final va	6/4/2019
2018	101	FV	1,593,700	4800	2.	651,300	2,249,800	2,249,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WB+T REALTY COR	1097-49		7/21/1992	CHD>SALE	320,000	Yes	No		NEW HOME

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2019	R-19-0050	SOLAR PA	90,011	C				Install 55 roof mo
6/26/2018	7115	ROOF	29,600	C				Strip & re-roof dw
6/13/2018	7105	BATH	149,124	C				Remodel 4 bathroom
7/23/2015	6173	RENOVATI	24,000	C				Replace 3 doors an
10/22/2013	5580	RENOVATI	41,214	C	5/8/2014			remodel kit & repl
12/15/2011	4948	RENOVATI	10,000	C				replace win & add
11/4/2008	4084	RENOVATI	60,000	C	6/2/2009			replace railing;ne
10/13/2006	3538	RENOVATI	60,000	C	5/25/2007			reno kitchen & sho
6/4/2003	2709	MANUAL	8,000	C	5/15/2004			pergola
11/5/2002	2609	MANUAL	35,000	C	6/18/2003			sitting room/offic

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
11/27/2018	PERMIT VISIT	622	K Cuoco
6/2/2009	PERMIT VISIT	25	D ERSKINE
5/25/2007	MEAS+INSPCTD	100	
5/15/2004	MEAS/EXT INS	615	
6/18/2003	MEAS/EXT INS	615	
9/10/2001	MEAS DENIED	613	
2/6/1996	MEAS+INSPCTD	606	
6/14/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	25 20 4
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:	

!1005!

PRINT Date Time

09/26/25 15:38:57

LAST REV Date Time

01/07/25 12:54:31

apro 1005

