

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MEEKER DAVID
Owner 2:	
Owner 3:	
Street 1:	20 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HALL BRIAN J -
Owner 2:	HALL KATHERINE -
Street 1:	20 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.069 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1991, having primarily CLAPBOARD Exterior and 7774 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 8 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

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		0.232		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									8,120						8,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.069	1,776,900	11,600	966,500	2,755,000
Total Card 2.069 1,776,900 11,600 966,500 2,755,000					
Total Parcel 2.069 1,776,900 11,600 966,500 2,755,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		354.39	/Parcel: 354.39

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,689,300	23900	2.069	938,500	2,651,700		Year End Roll	12/2/2024
2024	101	FV	1,604,900	23900	2.069	919,000	2,547,800		Year end	11/9/2023
2023	101	FV	1,593,700	23900	2.069	747,000	2,364,600	2,364,600	Year end	11/3/2022
2022	101	FV	1,419,900	33300	2.069	691,800	2,145,000	2,145,000	Year End Roll	10/19/2021
2021	101	FV	1,397,600	33300	2.069	647,000	2,077,900	2,077,900	Year End Roll	10/15/2020
2020	101	FV	1,452,000	33300	2.069	671,000	2,156,300	2,156,300	Year End Roll	9/26/2019
2019	101	FV	1,410,000	33300	2.069	653,400	2,096,700	2,096,700	Create Final va	6/4/2019
2018	101	FV	1,410,000	33300	2.069	653,400	2,096,700	2,096,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALL BRIAN J,	1413-83		3/26/2012		1,735,000	No	No		
LANG ANITA F,	1312-29		11/30/2005		1,650,000	No	No		
ZIMMERMAN JOEL	1274-46		9/9/2003		1,600,000	No	No		
SCHLESINGER LEO	1238-56		6/18/2001		2,000,000	No	No		
SPAINHOUR, J. P	1143-60		7/12/1995		1,175,000	No	No		
GERGACZ DAVID	1113-63		7/13/1993		1,065,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2024	R-24-0102	KITCHEN	119,500	O				Remodel kitchen
9/12/2023	R-23-0220	RENO-ADD	122,000	O				Screened porch add
6/21/2023	R-23-0153	DEMOLITI	35,000	O	6/21/2023			Demolition of exis
10/25/2022	TR-22-0001	MANUAL	50,000	C				Trench for removal
11/16/2013	5298	MANUAL	3,000	C				sheet metal work f
11/5/2012	5222	RENOVATI	140,000	C	6/13/2013			bmt & master bth r
9/17/2008	4045	POOL	10,000	C	6/2/2009			add hot tub/jaccuz
9/17/2008	4044	MANUAL	9,000	C	6/2/2009			additional fee for
5/8/2008	3936	ADDITION	142,000	C	6/2/2009			new addition/stair
5/11/2007	3677	POOL	35,000	C	6/19/2007			20x40 gunite ingro

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2024	PERMIT VISIT	605	BOA
6/13/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2009	MEAS+INSPCTD	25	D ERSKINE
6/19/2007	MEAS/EXT INS	100	
3/14/2006	FIELDREV CHG	100	
12/10/2003	ABATE-INSPEC	600	
11/5/2002	M&L EXTERIOR	615	
9/26/2001	M&L COMPLETE	613	
3/23/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	25 20 5
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:	

