Total Card / Total Parcel

APPRAISED: 2,822,000 / 2,822,000
USE VALUE: 2,822,000 / 2,822,000
ASSESSED: 2,822,000 / 2,822,000

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.900	1,861,400		960,600	2,822,000
Total Card	1.900	1,861,400		960,600	2,822,000
Total Parcel	1.900	1,861,400		960,600	2,822,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.13 | /Parcel: 383.13

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
04/12/18

OWNERSHIP

Unit #:

Owner 1:	26 GARLAND ROAD LLC
Owner 2:	C/O JOHN A PANTAZIS
Owner 3:	
Street 1:	26 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773		Type:	

PREVIOUS OWNER

Owner 1:	PANTAZIS - NINA
Owner 2:	-
Street 1:	26 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773

PREVIOUS ASSESSMENT

Parcel ID: 121 20 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,803,400	0	1.9	932,600	2,736,000		Year End Roll	12/2/2024
2024	101	FV	1,735,500	0	1.9	913,900	2,649,400		Year end	11/9/2023
2023	101	FV	1,723,500	0	1.9	741,900	2,465,400	2,465,400	Year end	11/3/2022
2022	101	FV	1,525,100	0	1.9	686,700	2,211,800	2,211,800	Year End Roll	10/19/2021
2021	101	FV	1,501,500	0	1.9	641,900	2,143,400	2,143,400	Year End Roll	10/15/2020
2020	101	FV	1,559,900	0	1.9	665,900	2,225,800	2,225,800	Year End Roll	9/26/2019
2019	101	FV	1,515,100	0	1.9	648,300	2,163,400	2,163,400	Create Final va	6/4/2019
2018	101	FV	1,515,100	0	1.9	648,300	2,163,400	2,163,400	Year End Roll	9/28/2017

!1007!

PRINT

Date	Time
09/26/25	15:39:11

LAST REV

Date	Time
06/07/23	15:15:14
blakeley	

PAT ACCT. 1007

USER DEFINED

Prior Id # 1:	25 20 6
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

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANTAZIS,NINA	1547-99		8/1/2019	CONVENIENC	99	No	No		
PANTAZIS JOHN A	1378-56		12/7/2009	FAMILY	1	No	No		
ROSENBLATT MAX	1033928		6/17/1997		1,200,000	No	No		
ROSENBLATT, MAX	1149-178		12/18/1995	CONVENIENC		No	No	SAME OWNERS	
NELSON ST. REAL	1067-33		3/2/1990		1,275,000	No	No		

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1989, having primarily BRICK VENR Exterior and 7366 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2013	5560	ROOF	24,000	C				strip & re-roof dw
4/7/2004	2880	MANUAL	74,000	C	5/13/2005			covered ent & add
3/3/1999	1651	RENOVATI	47,000	C	6/5/1999			basement
2/17/1995	671-95	ROOF	30,000	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS+INSPCTD	25	D ERSKINE
5/13/2005	MEAS/EXT INS	615	
6/19/2004	MEAS/EXT INS	615	
9/10/2001	M&L COMPLETE	613	
6/5/1999	MEAS+INSPCTD	602	
2/10/1996	MEAS+INSPCTD	606	

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

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 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		0.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									2,205						2,200	

Total AC/HA: 1.89955	Total SF/SM: 82744	Parcel LUC: 101	ONE FAM	Prime NB Desc: RES CAT 4	Total: 960,605	Spl Credit	Total: 960,600

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	8 - BRICK VENR
Sec Wall:	2 - CLAPBOAR 25%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

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

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
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:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field	Value	Rating
Full Bath	5	GOOD
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:	1	GOOD
A HBth:		
OthrFix:	6	AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:	1	GOOD
A Kits:		
Frpl:	4	AVERAGE
WSFlue:		

CONDO INFORMATION

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

DEPRECIATION

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

COMMENTS

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: 12		BRs: 4		Baths: 5		HB 1					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.84380865
Const Adj.:	1.05824983
Adj $ / SQ:	115.192
Other Features:	125101
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2103300
Depreciation:	241879
Depreciated Total:	1861420

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 1775795.569

Field	Value	Field	Value
Juris. Factor:		Before Depr:	230.38
Special Features:	0	Val/Su Net:	159.26
Final Total:	1861400	Val/Su SzAd	291.03

SKETCH

Sum Area By Label :
SFL = 3004
FFL = 3392
BMT = 3232
OFP = 220
GAR = 1008
PAT = 832

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,392	115.190	390,731
BMT	BASEMENT	3,232	41.760	134,959
SFL	2ND FLOOR	3,004	115.190	346,036
GAR	GARAGE	1,008	38.520	38,828
PAT	PATIO	832	14.980	12,463
OFP	OPEN PORCH	220	16.050	3,531
	Net Sketched Area:	11,688	Total:	926,548
Size Ad	6396	Gross Area	11688	FinArea 7366

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	A	

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make: Model: Serial #   Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 121 20 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: