

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NAJJAR TR MICHAEL E
Owner 2:	
Owner 3:	EDWARD G NAJJAR PER RES TRUST
Street 1:	340 EAST 72nd STREET APT 12S
Street 2:	
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: Y
Postal:	10021 Type:

PREVIOUS OWNER

Owner 1:	NAJJAR EDWARD G -
Owner 2:	-
Street 1:	30 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1800

NARRATIVE DESCRIPTION

This parcel contains 2. ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1989, having primarily CLAPBOARD Exterior and 5828 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 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	1,271,500		964,100	2,235,600
Total Card		2.000	1,271,500	964,100	2,235,600
Total Parcel		2.000	1,271,500	964,100	2,235,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		383.60	/Parcel: 383.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,202,200	0	2.	936,100	2,138,300		Year End Roll	12/2/2024
2024	101	FV	1,151,900	0	2.	916,900	2,068,800		Year end	11/9/2023
2023	101	FV	1,144,000	0	2.	744,900	1,888,900	1,888,900	Year end	11/3/2022
2022	101	FV	1,003,500	0	2.	689,700	1,693,200	1,693,200	Year End Roll	10/19/2021
2021	101	FV	968,800	0	2.	644,900	1,613,700	1,613,700	Year End Roll	10/15/2020
2020	101	FV	960,800	0	2.	668,900	1,629,700	1,629,700	Year End Roll	9/26/2019
2019	101	FV	938,700	0	2.	651,300	1,590,000	1,590,000	Create Final va	6/4/2019
2018	101	FV	938,700	0	2.	651,300	1,590,000	1,590,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAJJAR EDWARD G	1282-191		4/20/2004	CONVENIENC		1	No	No	
J + M REALTY TR	1056-145		5/1/1989		1,175,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2015	6067	ROOF	22,670	C				Strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
11/5/2002	M&L EXTERIOR	615	
9/10/2001	ENTRY DENIED	613	
3/23/1996	MEAS+INSPCTD	606	
2/10/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	25 20 7
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:	

!1008!

PRINT

Date	Time
09/26/25	15:39:17

LAST REV

Date	Time
02/24/20	09:09:29

apro	1008
------	------

