



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOLDMACHER KIMBERLY A
Owner 2:	GOLDMACHER GREGORY V
Owner 3:	
Street 1:	4 GARLAND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1800 Type:

PREVIOUS OWNER

Owner 1:	WOLFSBERG - SONJA A
Owner 2:	-
Street 1:	4 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1800

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78388.28		SQUARE FE	PRIME SITE		0	8.	1.014	R4									636,132						636,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,378,900	6,000	1.800	636,100	2,021,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 318.00						/Parcel: 318.00	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,509,000	6000	1.8	660,000	2,175,000	2,175,000	Year End Roll	9/26/2019
2019	101	FV	1,511,300	6000	1.8	642,500	2,159,800	2,159,800	Create Final value 2019	6/4/2019
2018	101	FV	1,511,300	6000	1.8	642,500	2,159,800	2,159,800	Year End Roll	9/28/2017
2017	101	FV	1,401,900	6000	1.8	636,100	2,044,000	2,044,000	Year End Roll	9/29/2016
2016	101	FV	1,365,300	6000	1.8	617,800	1,989,100	1,989,100	Year End Roll	1/14/2016
2015	101	FV	1,352,200	6000	1.8	571,700	1,929,900	1,929,900	Year End	10/2/2014
2014	101	FV	1,187,500	6000	1.8	532,800	1,726,300	1,726,300	Year End Roll	1/23/2014
2013	101	FV	1,162,900	6000	1.85	520,400	1,689,300	1,689,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WOLFSBERG,SONJA	1559-57		6/29/2020		1837500	No	No			
WOLFSBERG JAMES	1279-111		1/8/2004	CONVENIENC	100	Yes	No			
WB+T REALTY COR	1097-136		7/10/1992		250000	Yes	No			NEW HOME AFTER SALE

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/16/1999	1683	POOL	18,000	C	5/29/1999			5/31/00 100%
4/14/1999	1676	POOL HOU	87,000	C	5/29/1999			5/31/00 100%
11/19/1996	1091-96	FINISH B	55,000	C	7/2/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
5/31/2000	MEAS+INSPCTD	610	
5/29/1999	MEAS/EXT INS	602	
7/2/1997	MEAS+INSPCTD	602	
6/14/1994	FIELDREV CHG	600	
1/18/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.79955	Total SF/SM: 78388.40	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 636,132	Spl Credit	Total: 636,100
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