



Patriot Properties Inc.

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(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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 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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,446,500	4,800	2.000	644,900	2,096,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 301.84						/Parcel: 301.84	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,583,500	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 value 2019	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
2017	101	FV	1,482,600	4800	2.	644,900	2,132,300	2,132,300	Year End Roll	9/29/2016
2016	101	FV	1,446,700	4800	2.	626,500	2,078,000	2,078,000	Year End Roll	1/14/2016
2015	101	FV	1,434,300	4800	2.	580,100	2,019,200	2,019,200	Year End	10/2/2014
2014	101	FV	1,328,900	4800	2.	540,900	1,874,600	1,874,600	Year End Roll	1/23/2014
2013	101	FV	1,303,900	4800	2.04	526,100	1,834,800	1,834,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WB+T REALTY COR	1097-49		7/21/1992	CHD>SALE	320000	Yes	No			NEW HOME

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	12/10/2013			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
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	
2/9/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

