



**Patriot Properties Inc.**

**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(n) COLONIAL Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.232		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									6,960						7,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,397,600	33,300	2.069	647,000	2,077,900	574	0				
							GIS Ref				
							GIS Ref				
Total Card					1,397,600	33,300	2.069	647,000	2,077,900	Entered Lot Size	
Total Parcel					1,397,600	33,300	2.069	647,000	2,077,900	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			267.29	/Parcel:	267.29	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,452,000	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 value 2019	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
2017	101	FV	1,250,500	33300	2.069	647,000	1,930,800	1,930,800	Year End Roll	9/29/2016
2016	101	FV	1,197,800	33300	2.069	628,600	1,859,700	1,859,700	Year End Roll	1/14/2016
2015	101	FV	1,186,700	33300	2.069	582,200	1,802,200	1,802,200	Year End	10/2/2014
2014	101	FV	1,108,900	33300	2.069	543,000	1,685,200	1,685,200	Year End Roll	1/23/2014
2013	101	FV	959,900	33300	2.069	527,000	1,520,200	1,520,200	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALL BRIAN J,	1413-83		3/26/2012		1735000	No	No			
LANG ANITA F,	1312-29		11/30/2005		1650000	No	No			
ZIMMERMAN JOEL	1274-46		9/9/2003		1600000	No	No			
SCHLESINGER LEO	1238-56		6/18/2001		2000000	No	No			
SPAINHOUR, J. P	1143-60		7/12/1995		1175000	No	No			
GERGACZ DAVID	1113-63		7/13/1993		1065000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/16/2013	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
5/22/2006	3428	SHED		C				Construct a shed
4/4/1996	917-96	ROOF	22,000	C	6/24/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
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	
2/9/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

