



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ANDONIAN SAMUEL J
Owner 2:	ANDONIAN JENNIFER L
Owner 3:	
Street 1:	34 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 1995, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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 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	1,229,700		2.000	644,900	1,874,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 365.35						/Parcel: 365.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,278,200	0	2.	668,900	1,947,100	1,947,100	Year End Roll	9/26/2019
2019	101	FV	1,245,400	0	2.	651,300	1,896,700	1,896,700	Create Final value 2019	6/4/2019
2018	101	FV	1,289,700	0	2.	651,300	1,941,000	1,941,000	Year End Roll	9/28/2017
2017	101	FV	1,146,900	0	2.	644,900	1,791,800	1,791,800	Year End Roll	9/29/2016
2016	101	FV	1,100,600	0	2.	626,500	1,727,100	1,727,100	Year End Roll	1/14/2016
2015	101	FV	1,091,400	0	2.	580,100	1,671,500	1,671,500	Year End	10/2/2014
2014	101	FV	1,027,300	0	2.	540,900	1,568,200	1,568,200	Year End Roll	1/23/2014
2013	101	FV	1,009,000	0	1.95	523,400	1,532,400	1,532,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TSE JOSEPH + JU	1127-188		6/10/1994		331000	Yes	No			
TSE JOSEPH/JULI	1088-98		11/18/1991	OTHER	250000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/15/2015	6254	ROOF	28,000	C				Strip and re-roof
6/9/1994	485-94	NEW HOME	275,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
9/10/2009	MEAS/EXT INS	25	D ERSKINE
11/5/2002	M&L EXTERIOR	615	
9/10/2001	M&L EXTERIOR	613	
2/9/1996	ENTRY DENIED	606	
8/29/1995	PERMIT VISIT	606	

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

USER DEFINED

Prior Id # 1:	25 20 8
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:	

