



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SPILIAKOS TR JOHN S
Owner 2:	SPILIAKOS TR SOPHIA B
Owner 3:	JOHN S SPILIAKOS RES TR 2011
Street 1:	207 CHESHIRE WAY
Street 2:	
Twn/City:	NAPLES
St/Prov:	FL Cntry Own Occ: Y
Postal:	34110 Type:

PREVIOUS OWNER

Owner 1:	SPILIAKOS - JOHN S
Owner 2:	SPILIAKOS - SOPHIA B
Street 1:	29 GARLAND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1816

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 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 Influ	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	1,100,600	1,000	2.000	644,900	1,746,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 307.75						/Parcel: 307.75	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,143,300	1000	2.	668,900	1,813,200	1,813,200	Year End Roll	9/26/2019
2019	101	FV	1,109,900	1000	2.	651,300	1,762,200	1,762,200	Create Final value 2019	6/4/2019
2018	101	FV	1,081,700	1000	2.	651,300	1,734,000	1,734,000	Year End Roll	9/28/2017
2017	101	FV	958,800	1000	2.	644,900	1,604,700	1,604,700	Year End Roll	9/29/2016
2016	101	FV	918,100	1000	2.	626,500	1,545,600	1,545,600	Year End Roll	1/14/2016
2015	101	FV	909,400	1000	2.	580,100	1,490,500	1,490,500	Year End	10/2/2014
2014	101	FV	848,700	1000	2.	540,900	1,390,600	1,390,600	Year End Roll	1/23/2014
2013	101	FV	831,300	1000	1.97	524,000	1,356,300	1,356,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPILIAKOS,JOHN	1400-148		6/15/2011	FAMILY		10	No	No		1/2 INTEREST
SPILIAKOS,JOHN	1400-148		6/15/2011	FAMILY		10	No	No		1/2 INTEREST
SPILIAKOS JOHN	1066-74		6/15/2011	FAMILY		10	No	No		1/2 INTEREST
NELSON ST. REAL	1066-74		2/2/1990		350000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/9/2015	6052	ROOF	23,000	C				Strip and re-roof
11/3/1998	1572	SHED	2,000	C	4/14/1999			
4/1/1996	915-96	FINISH B	15,000	C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	INFO AT DOOR	622	K Cuoco
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/10/2001	M&L EXTERIOR	613	
4/14/1999	MEAS/EXT INS	602	
6/24/1997	MEAS/EXT INS	602	
2/9/1996	MEAS+INSPCTD	606	
1/7/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:	7	- BRICK 25%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	15	- HEAT PUMP	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8x12	A	AV	1999	15.00	T	30	101			1,000			1,000

More: N	Total Yard Items: 1,000	Total Special Features: 1,000
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BATH FEATURES

Full Bath:	4	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	4	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD	- Good	11.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			11.6%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.88407820
Const Adj.:	1.03785002
Adj \$ / SQ:	87.166
Other Features:	78421
Grade Factor:	2.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1244967
Depreciation:	144416
Depreciated Total:	1100551

COMMENTS

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RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs:	12	BRs:	5	Baths:	4	HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

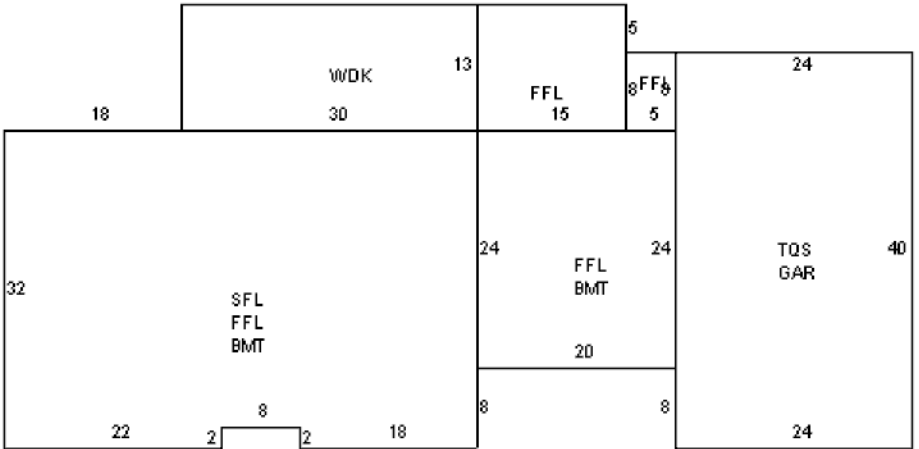
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val:	1490229.813
Juris. Factor:	Val/Su Fin:	193.94	
Special Features:	0	Val/Su Net:	140.65
Final Total:	1100600	Val/Su SzAd:	245.94

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,235	87.170	194,817	
BMT	BASEMENT	2,000	41.400	82,808	
SFL	2ND FLOOR	1,520	87.170	132,493	
GAR	GARAGE	960	36.000	34,560	
TQS	3/4 STORY	720	87.170	62,760	
WDK	WOOD DECK	390	17.900	6,983	
Net Sketched Area:		7,825	Total:	514,420	
Size Ad	4475	Gross Area	8065	FinArea	5675

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	0

IMAGE*AssessPro* Patriot Properties, Inc

PARCEL ID	121 40 0
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