Map	Lot	Sublot	Building	Unit	CARD
137	22	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,434,800	/	1,434,800
USE VALUE:	1,434,800	/	1,434,800
ASSESSED:	1,434,800	/	1,434,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		GRANVILLE RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	ADAMS TR F DOUGLAS
Owner 2:	ADAMS TR PATRICIA
Owner 3:	ADAMS FAMILY REALTY TRUST 2013
Street 1:	19 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3103 Type:

PREVIOUS OWNER

Owner 1:	ADAMS - F DOUGLAS
Owner 2:	ADAMS - PATRICIA
Street 1:	19 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3103

NARRATIVE DESCRIPTION

This parcel contains 4.49 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1981, having primarily WOOD Exterior and 2281 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.490	357,300	37,400	1,040,100	1,434,800
Total Card	4.490	357,300	37,400	1,040,100	1,434,800
Total Parcel	4.490	357,300	37,400	1,040,100	1,434,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 628.98 | /Parcel: 628.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	
GIS Ref	
GIS Ref	
Insp Date	07/19/11

!1286!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 137 22 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	328,500	34900	4.49	1,012,100	1,375,500		Year End Roll	12/2/2024
2024	101	FV	324,700	34900	4.49	982,000	1,341,600		Year end	11/9/2023
2023	101	FV	278,700	34900	4.49	810,000	1,123,600	1,123,600	Year end	11/3/2022
2022	101	FV	232,000	43500	4.49	754,800	1,030,300	1,030,300	Year End Roll	10/19/2021
2021	101	FV	223,900	43500	4.49	710,000	977,400	977,400	Year End Roll	10/15/2020
2020	101	FV	219,900	43500	2.53	684,800	948,200	948,200	Year End Roll	9/26/2019
2019	101	FV	216,200	43500	2.53	667,200	926,900	926,900	Create Final va	6/4/2019
2018	101	FV	216,200	43500	2.53	667,200	926,900	926,900	Year End Roll	9/28/2017

PRINT	
Date	Time
09/26/25	16:07:56

LAST REV	
Date	Time
01/25/25	09:31:55
apro	

USER DEFINED

Prior Id # 1:	42 7 2
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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1286

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS,F DOUGLAS	63272-66		2/13/2014	FAMILY	1	No	No		
RAMELLE C. ADAM	13696-435		5/23/1979		36,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2009	4230	MANUAL	8,000	C	7/19/2011			contruct enclosure

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	EXTRIOR ONLY	6	JN
7/19/2011	MEAS/EXT INS	618	G BOURGAULT
8/19/2010	MEAS/EXT INS	618	G BOURGAULT
12/4/2008	MEAS/EXT INS	25	D ERSKINE
1/2/2002	M&L COMPLETE	613	
3/12/1996	MEAS+INSPCTD	606	
9/7/1995	ABATE-INSPEC	600	

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

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		2.253		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									78,855						78,900	
101	ONE FAM		0.4		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									2,800						2,800	Wetland

Total AC/HA:	4.48955	Total SF/SM:	195565	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,040,055	Spl Credit		Total:	1,040,100

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

OTHER FEATURES

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

COMMENTS

INCL 42-7-3 (.36ACRES) .

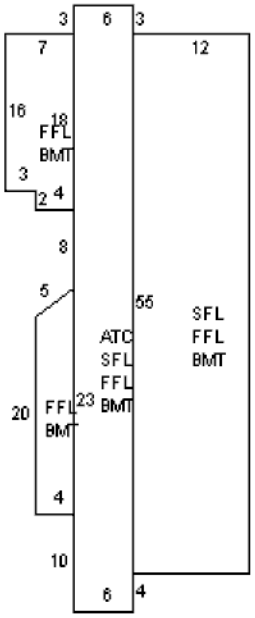
RESIDENTIAL GRID

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: 7	BRs: 4	Baths: 2	HB 1

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

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:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	10 - PROPANE
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	AV - Average	20. %
Functional:	D - DESIGN	25. %
Economic:		%
Special:		%
Override:		%
Total:		40.38 %

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	1.01431715
Const Adj.:	1.01999998
Adj $ / SQ:	172.779
Other Features:	51798
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599291
Depreciation:	241994
Depreciated Total:	357298

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 861690.6882

Juris. Factor:		Before Depr:	207.33
Special Features:	0	Val/Su Net:	101.53
Final Total:	357300	Val/Su SzAd	157.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,238	43.190	53,475
FFL	1ST FLOOR	1,238	172.780	213,900
SFL	2ND FLOOR	1,032	172.780	178,308
ATC	ATTIC	11	172.780	1,928

Net Sketched Area:	3,519			Total:	447,611
Size Ad	2270	Gross Area	3880	FinArea	2281

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	10				0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 137 22 0

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
3	GARAGE	D	Y	1	240	A	AG	1987	38.52	T	0	101			9,200			9,200
2	SHED/FR	D	Y	1	12x18	A	AV	1996	16.05	T	60	101			1,400			1,400
21	STUDIO	D	Y	1	16x18	A	AV	1996	53.50	T	39	101			9,400			9,400
21	STUDIO	D	Y	1	38x14	A	AV	1996	53.50	T	39	101			17,400			17,400

More: N	Total Yard Items:	37,400	Total Special Featues:		Total: 37,400

IMAGE

AssessPro Patriot Properties, Inc